

prize

SMALL HOMES and VACATION RETREATS

50¢

all these outstanding plans . . . available



FREE color scheme...see page 48

PLANS BY
HOME DESIGN ASSOCIATES inc.

prize

SMALL HOMES and VACATION RETREATS

We whistled while we worked preparing this issue of "Prize Small Homes And Vacation Retreats" because to an editor there's nothing quite so nice as a soothing accolade of fan mail orchids. When you last saw us we were feverishly pacing the floor and nervously biting our nails awaiting your reception of our parent magazine, "Homes To Live In."

Sure, we were confident we put everything we had into this major effort. But you know how it is—those first night "butterflies." Only with us the agony is far more protracted. It takes many long months before we're in a position to assay public reaction. Well, now we can happily tell you. The lingering wait was really worth it. You fell for our designs like a ton of bricks and your "Encore!" is still ringing in our ears.

That's why this edition of small home and vacation retreat encores has been a labor of love with us. For one thing, we're well aware that your kind of audience doesn't clap its hands just to be heard. Your resounding applause immediately tipped us off that something was afoot in our past performances that perhaps even we weren't conscious of. You implored us, in effect, not to drop the final curtain just yet.

But we had a problem on our hands. "Homes To Live In" wasn't planned for repeat requests. Its standing policy is to survey new homebuilding designs with a keen eye cocked to future trends. So after scratching our heads awhile we hit on this idea: a magazine which would be devoted to the blue-ribbon small homes and vacation retreats that you decided were your tried and true favorites. And that's how "Prize Small Homes And Vacation Retreats" was born.

But while we're raising the curtain again on both small homes and vacation retreats which have turned in stellar performances, each type will have to take individual bows on the same stage. For they serve two distinct and separate purposes which should be clarified at the outset. Small homes are for families in which a budget plays a vital yet encompassing role. Their design is strongly dictated by economic considerations. To build a small home is predicated on the principle of stretching the dollar as far as it can go while still obtaining maximum comfort and efficiency. In fact, the secret of their success is that though they are low in cost they are high in living convenience. Expert planning, such as has gone into these premium small home models, makes every inch count in the dwelling. Our vacation retreats, on the other hand, are calculated to feature holiday living at its best for a family with a more flexible budget. Of course, that doesn't mean that, by themselves, these attractive sum-

mer dwellings aren't economically sound. For though they may be big enough to fit the family there isn't one which in its way isn't small enough to fit the pocket-book. In asking us to repeat them, you have already found that claim to be axiomatic.

The prize models you selected have one common denominator, though, that deserves special mention. They are exceptionally functional homes. They fulfill the purpose for which they were first designed whether that provides for the advancement of indoor-outdoor living or the furtherance of sagaciously compact, economical homeplanning within the brackets of a specific price range. They accomplish their aim without the architectural bravado often found in the far more expensive and luxurious types. Simplicity is their joint keynote. But a simplicity in which structural ingenuity is ever present.

The variety and range in both the small homes and vacation retreats are reassuringly comprehensive. It was interesting to note that your repeat requests affected quite a diversity of models, showing a healthy and stimulating difference of taste in both categories. In some instances totally practical desires motivated your choices; in others it was quite obvious that esthetic considerations like exterior and interior appearance had a telling effect. But whatever the reasons behind your selection, you certainly picked champions in each class. All easily belong in the winner's circle.

Moreover, not an iota has been changed from the original designs as you first saw them in "Homes To Live In." They are preserved here intact. The same expansion features in some of our prize small home models which set you thinking about that additional bedroom or study have been retained. So have the winterizing potentials in many of the blue-ribbon summer paradises you deemed wise buys because their off-season rental could provide you with an excellent source of extra income and help pay for your ownership cost.

A dramatist once wisely observed: "To be great plays there must be great audiences, too." Switching this around to our present case in point, we would agree our readers must be great homeplanners for they've picked only the finest designs for living. Here then, are our "Prize" Plans.

*these
are
wonderful
days...*



*when you think that any family of modest means can entertain
very substantial hopes of not only owning a home
of their own—but a CUSTOM-BUILT home,
no less, specifically tailored to their way of life.*

This is what the staff of Home Design Associates is dedicated to every day of the week . . . the creation of practical, economical and good looking designs, available to anyone who is now paying rent or living in an old homestead that they have long since outgrown.

By keeping right up to the minute with the latest trends in home planning, the ever changing needs and wants of the family unit, and the newest advancements in construction materials and principles, we can provide you with a selection of home designs that are fresh and functional in every respect.

We've often been asked by incredulous clients, who have written or visited us through our parent magazine of plans, "Homes To Live In"—"How can you possibly assemble an assortment of plans so beautifully adaptable to the individual needs of the average family WITHOUT a personal consultation in every case?" Well, that's where our very thorough and industrious research department comes in. This group does nothing but record and analyze the requests, the questions and the requirements posed by prospective home owners all over the country—many of them our readers, who have written in or paid us a personal call—others, the subjects of intensive surveys conducted to find out, in black and white, just WHAT the typical family wants in their new-home-from-scratch.

It is on this very illuminating study that we base our designs. It is because of it that we can so accurately and successfully interpret YOUR ideas, YOUR needs and YOUR preferences. More than you may realize, it is YOUR influence that directs the nature of the work we do. In fact, this very publication came about as a result of your requests for us to reprint certain plans which you liked especially well. It's a compilation of all the home designs that have made the biggest hit with our readers, our clients and prospective clients.

So, you see, your word is our command! And we find it immensely gratifying to work just that way—closely attuned to what you want—NOT what we think you SHOULD have! By following this procedure, we find it a simple matter to hit the nail on the head with every new plan. Particularly with a designing staff as specialized as ours. Each man does that at which he's best. As creative, highly skilled, and imaginative as our designers are, they are individuals first of all. One is a wonder on strictly modern design. His work is extreme and daringly original. He likes to employ all of the new tricks and

touches of tomorrow. Another is an ace on the traditional type of home design. A conformist at heart, his best work is done on designs of a colonial bent. And so it goes. Each of our many designers is given free rein to do the type of work he loves. We are happy to find that this encourages each man's finest talents to develop, to flower, and to produce the best for you in a potential home of your own.

To double check the practicality of every plan is the demanding job of our engineering department. It is their responsibility to see that all designs conform in every way with Home Design Associates' standards and policies. Our plans, let me tell you, go through the mill, as far as passing tests go. In addition to our office force of designers, engineers, interior decorators, and landscape architects, we retain a corps of consultants, each tops in his particular field of construction. Before our plans are pronounced OK and given the official Home Design Associates' seal of approval, all of these experts thoroughly peruse each plan for accuracy of execution. Every aspect of the construction is exhaustively evaluated as to its soundness as a completely livable, practical and durable structure.

That's why we are proud to say and ABLE to say that H D A approval of a set of plans really means something important—namely: the highest standards of home building coupled with the most up-to-the-minute home planning research. Even more significant is the fact that our word of acceptance has earned the respect and sanction of men in the building game throughout this country and Canada—wherever, in other words, our homes have been erected. That this same confidence is felt by those who have purchased our plans makes us feel even prouder, and, of course, more fired with enthusiasm than ever to keep up the good work!

Before you REALLY settle down to examining the choice selection of Gold Star plans that await you in this special publication of our best designs, just remember that the suburban sanctuary you would so desire to call "home" doesn't have to be an idle dream. A little economy must be practiced, to be sure, to achieve your noble objective . . . a few sacrifices, perhaps . . . doing without a few frills for awhile. But if you were to read the many inspiring letters we get every day from folks of modest circumstances who DID get to build their very own home, you'd be convinced, as we are now, that it's never an impossibility if it's what you truly and earnestly desire.

SMALL HOMES & VACATION RETREATS

PRICE and AREA CHART

Plan Number	Area—Home Only All Area Taken on Base	Sq. Ft. Misc.	Cubic Ft. Home Only	Price Range
53	912	Goroge & Porch 318	17,328	\$10,000—12,500
54	960		18,240	10,000—12,500
61	1155	Goroge & Breezeway 462	34,650	11,000—14,000
67	884	Terroce & Garage 348	16,796	13,000—16,000
80	1024		19,456	11,500—13,000
85	888		19,536	10,000—14,000
90	832		18,304	9,000—11,000
91	1000	Goroge 212	19,000	10,000—12,000
95	768		16,898	8,500—11,000
107	816		9,792	7,000—9,000
108	816		12,240	7,500—9,500
109	984		11,808	8,000—10,000
109A	984	Corport 264	11,808	8,200—10,200
139	Incl. Goroge 1021		19,399	16,000—19,000
140	Incl. Utility Room 830		11,620	9,000—11,000
146	960	Goroge 260	18,240	11,500—13,000
147	1144	Goroge-Porch & Terroce 467	21,736	14,000—17,000
150	Incl. Goroge 782	Terroce 96	17,204	10,500—13,500
68	Incl. Porch 816		24,480	14,000—17,000
93	780	Porch 160	23,400	12,000—15,000
96	576		17,286	11,500—14,500
142	668	Garage 200	17,552	16,000—19,000
C-30	640		6,400	
C-31	572	Terroce 260	5,720	
C-32	540		5,400	
C-33	720		7,200	
C-34	640		5,760	
C-35	640		5,760	
C-36	Incl. Corport 663		5,067	
C-37	600		6,000	
C-38	Incl. Corport 728		11,648	
C-39	616		6,160	
C-40	540		4,320	
C-41	640		5,760	
C-42	624	Terroce 624	6,864	
C-43	725	Corport 260	6,887	
C-44	652	Corport 240	6,520	
C-45	600		6,000	
C-46	672		8,718	
C-47	534		4,806	
C-48	630		5,040	
C-49	688	Corport 231	5,504	

*Does not include Corport, Garage or Terroce unless these items are noted in second column.

All Vacation Retreats Designed
to fit the \$3,500—\$6,000 Price Range

In the forefront of the home designing field
are the sturdy, reliable dwellings you are about to see.

PRIZE SMALL HOMES

The most ambitious designer takes the small home for his starting point and no matter how enraptured or soaring his imagination, perceives everything first on a smaller scale here. That's because the small home is the industry's basic living unit. As such it is an extremely exacting taskmaster to the designer who must necessarily keep his two feet on the ground and fulfill a series of highly important practical requirements. He can think in custom building terms but they will have to meet the acid test of economical pricing. But these two poles in small homeplanning need not be so inexorably opposed. What attracted you to our prize models is precisely a successful blending of the two, inexpensive cost coupled with distinctive styling. One can be fundamental without being dull.

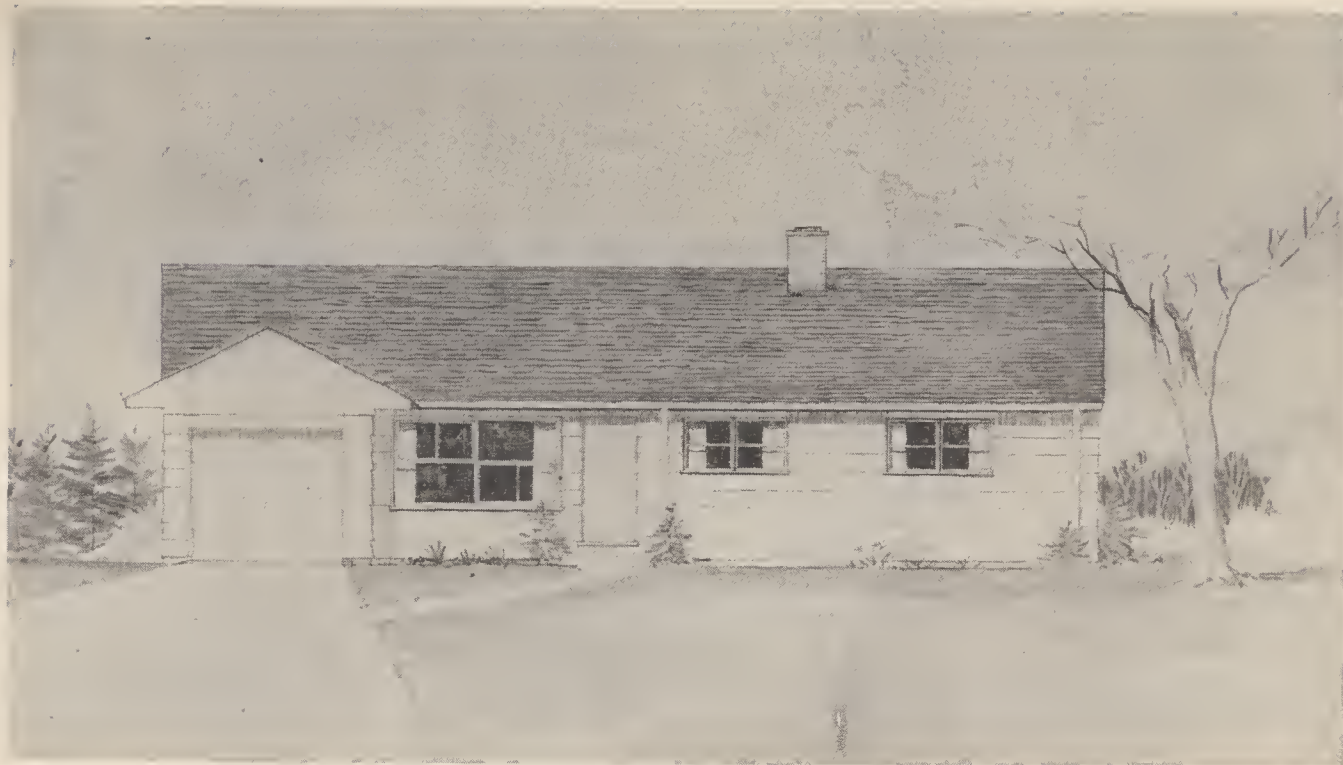
The decisive factor in the small homes realm, of course, is the availability of stock materials in stock sizes. This is what keeps the cost of the design way down to the point of economic feasibility even though the completed model might offer a wealth of imaginative touches. These hardy, everyday materials are usually close at hand and you don't have to hire a Pinkerton man to dig them up in some distant, obscure supply yard catering to precious, outlandish tastes.

Moreover, these essentials come in ready dimensions. The sizes for our prize repeat small homes don't require special cuts or extra, odd pieces. They can be lifted, so to speak, right off the rack . . . No petite Size Fives or supercorpulent 44 Shorts to worry about material-wise. The same standards apply to the windows. There are no special fenestration demands to distract your attention and effort from the major job ahead of getting your small home built. Everything fits into place by pre-arranged plan. You cut time and expense without cutting corners.

The wonderful thing about all this is the finished product. You'd expect an assemblage of stock parts in stock sizes would result in merely a stock home devoid of any ingratiating features. But that's where the magic of design comes in, endowing normally standard materials with a surprisingly new and intriguing architectural context. Each prize small home has an individual air of refinement, a look about it of hand-picked distinction lifting it above any standard label. There are small homes and there are SMALL HOMES. You have readily decided to put ours in the more distinguished capitalized category . . . small in size but plenty big in class.

When it comes to serving the purpose for which they were created they're as reliable as Old Faithful. The primary object of these models is to suit the daily needs of the small but growing family—specifically a young couple with two children. However, a home isn't worth a coat of paint that comes to a dead stop the day it's completed. Not when life is going on inside. Because of inherent expansion provisions these small homes are able to progress with the growth of the family and still offer every whit as much ease, comfort and efficiency.

Being basic and down-to-earth, our premium small homes provide yet another tremendous advantage: they are, you might say, geographically universal. They'll shape up beautifully in any nice neighborhood whether the locale be northern, southern, eastern or western. The change in scenery has no effect on these structures. They don't take up much room. They'll fit snugly into place on any pleasant site though they may play it cozy. You see, they were designed for Contentment Street, U. S. A.

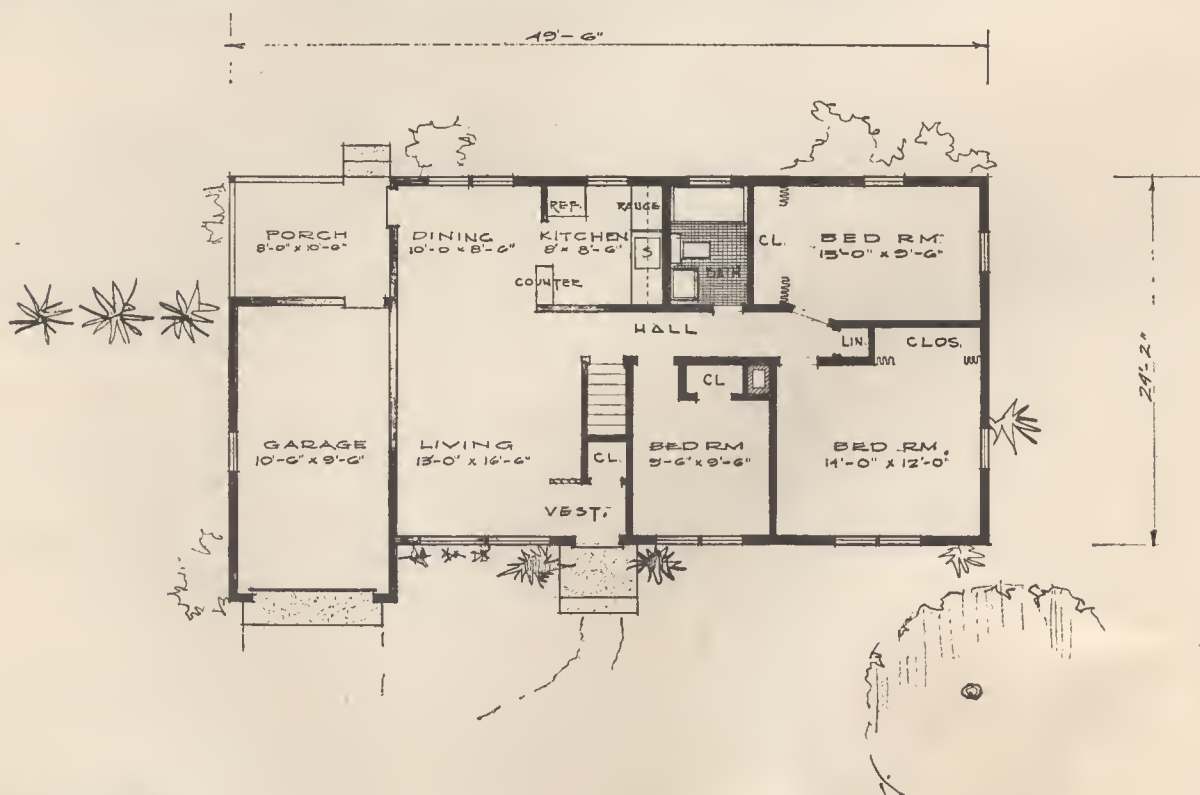


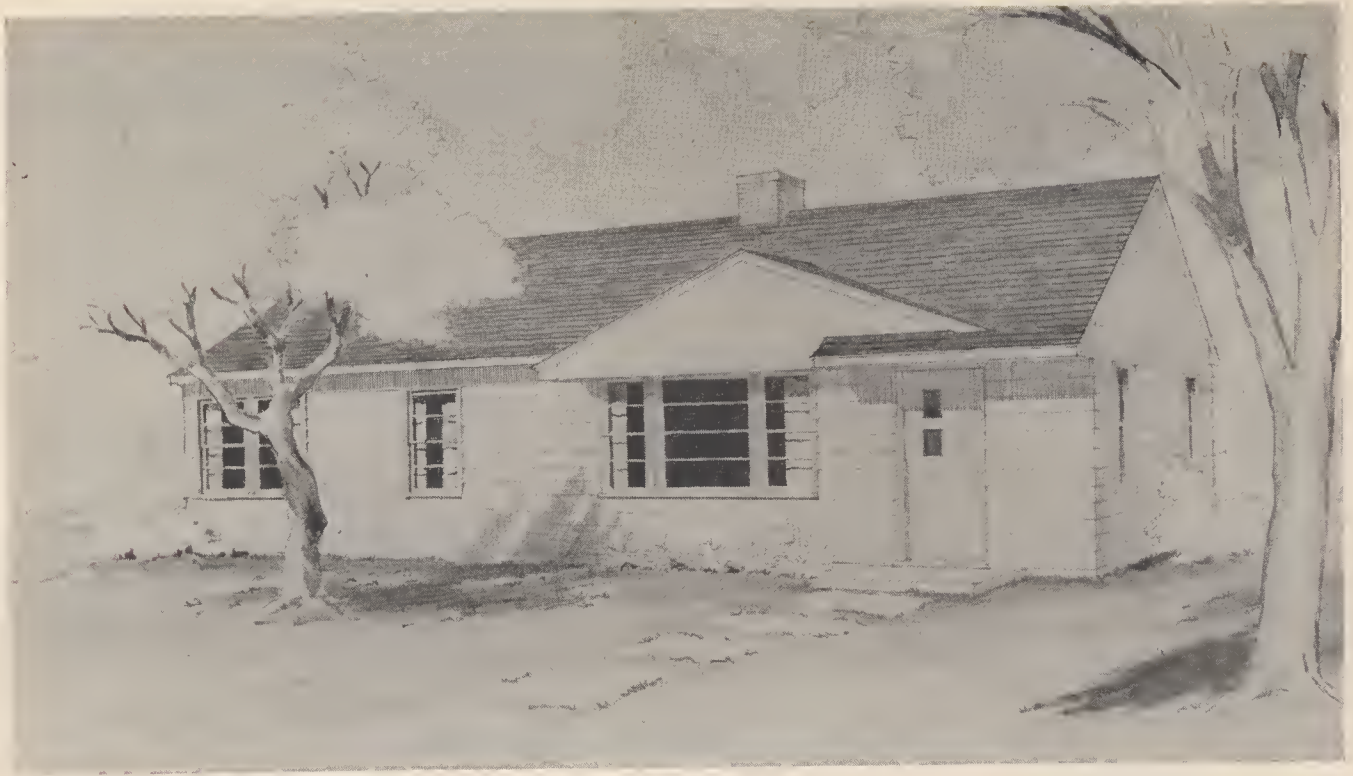
Home Design Associates

DESIGN # D.A. 53

A PORCH—a GARAGE—three good size BED-ROOMS—KITCHEN—LIVING-DINING room—large CLOSETS, all these in a space 49'-6" x 24'-2". It took a lot of planning but Home Design Associates can now present to the modest income family a complete home

within their means, and a house that can be put on a 70' lot in any neighborhood—yet it will not be out of place. A "HOME TO LIVE IN" second to none in its price and size range, where the whole family can find comfort and enjoyable living.





Home Design Associates

DESIGN # D.A. 54

D.A. 54A with Garage Plan

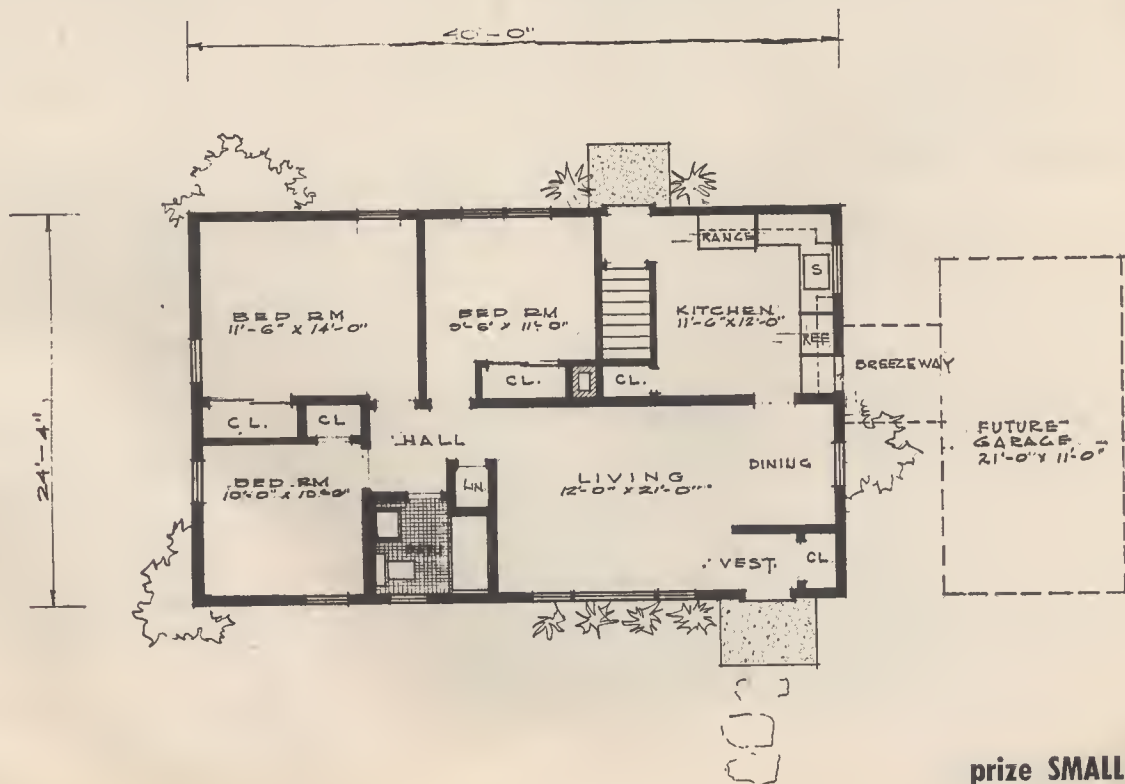
Here is a house that is small but very livable. Built with a full basement for STORAGE or RECREATION ROOM—built with 24 feet of CLOSETS—built with all excellent size rooms, Design #D.A. 54 is a comfortable small home.

By adding the GARAGE and BREEZEWAY at a later date you can increase the "ranch type" look that is at

present a part of the front elevation.

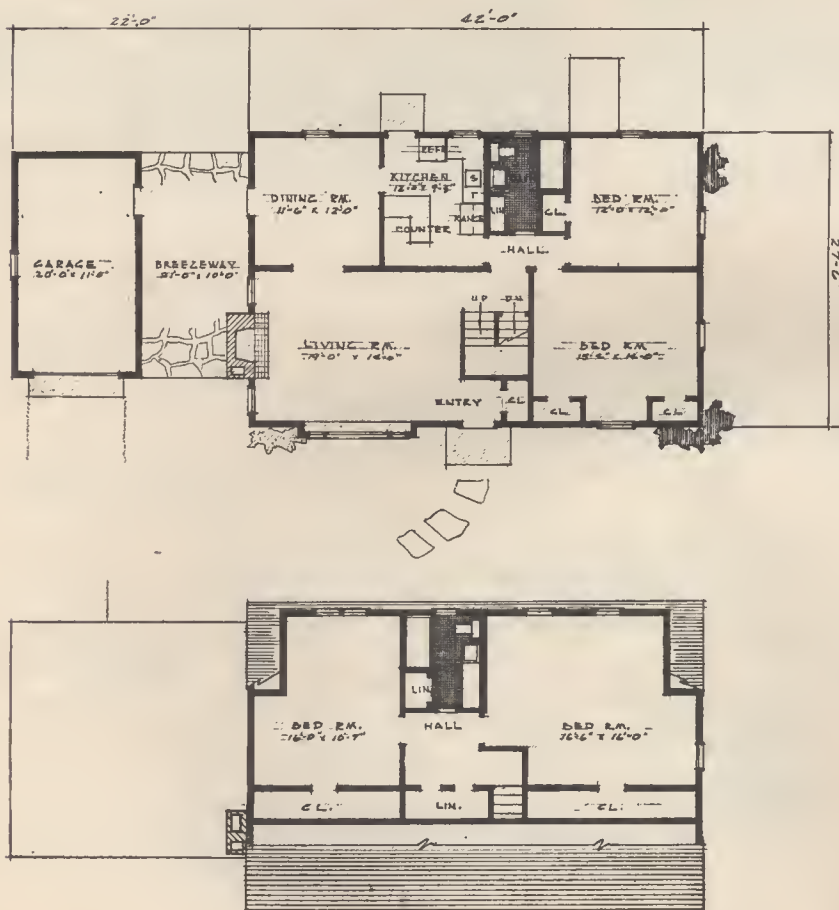
Front door projection and an interior front VESTIBULE are among its many modern features. As usual, Home Design Associates have planned this house with all stock materials—no specials and no odd sizes.

Truly a modern "HOME TO LIVE IN" that will serve admirably for a growing family.





Home Design Associates | DESIGN # D.A. 61



FIVE ROOMS now—SEVEN ROOMS later—another house, yet something different in design.

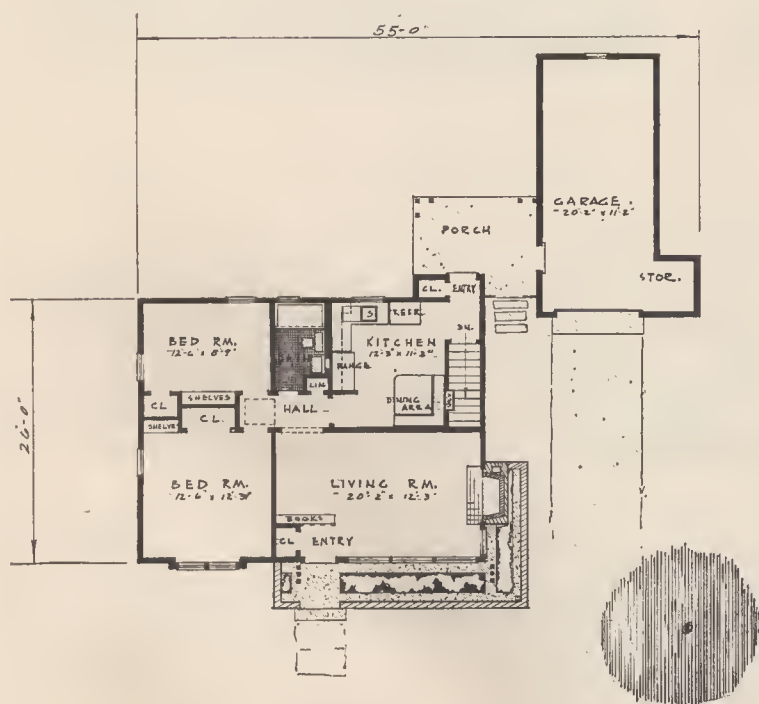
Our stair layout makes possible a built-in VESTIBULE (at no extra cost) and a living room wall that will be outstanding.

The five rooms you build now contain TWO BEDROOMS—either one can be used as a DEN in a few years when you move the children upstairs. The KITCHEN is beautifully laid out with an eating COUNTER for those intimate breakfasts and snacks; but you "haven't seen anything yet"—CLOSETS galore, SQUARE BAY WINDOW, large BREEZE-WAY, bath convenient to any room in the house, an L-SHAPED KITCHEN for easy food preparation. All these contained in a perfect rectangle for a minimum cost—yes, this is another "HOME TO LIVE IN."



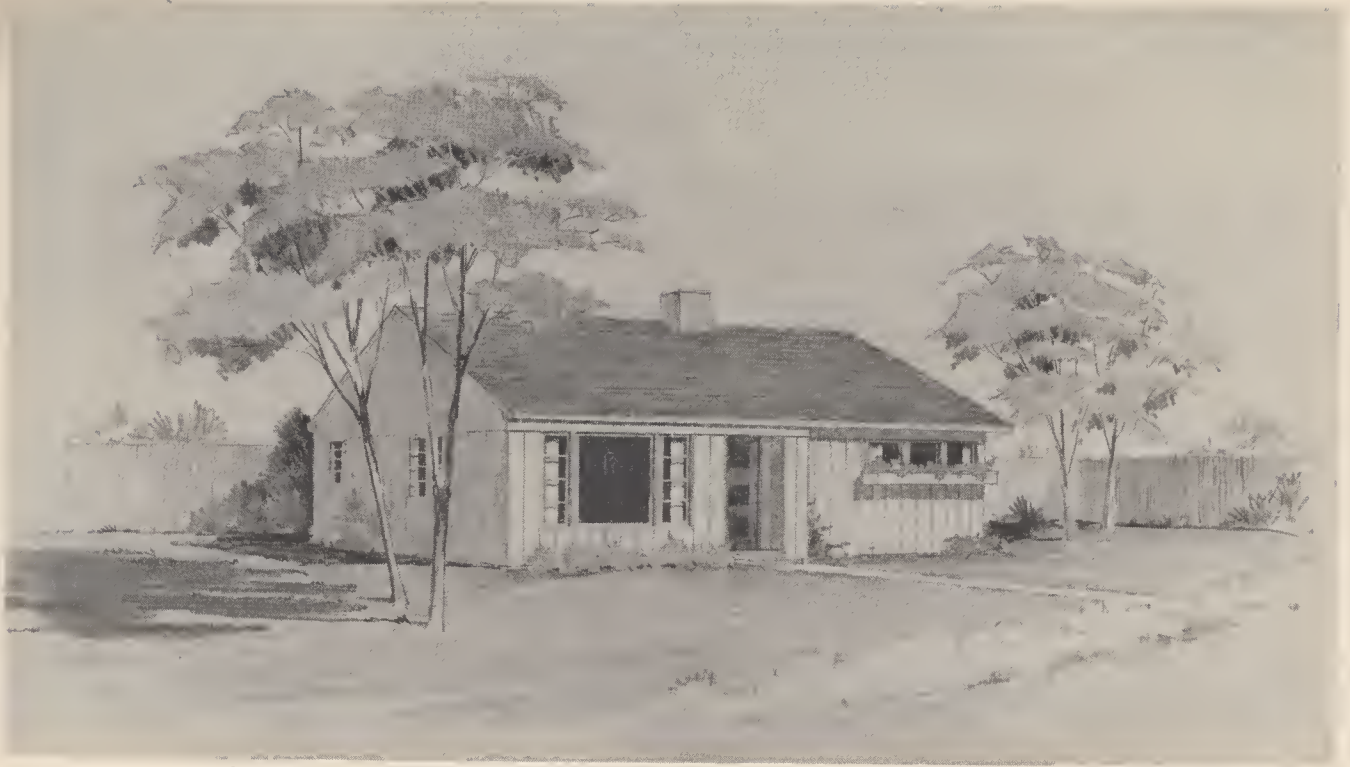
Home Design Associates

DESIGN # D.A. 67



Built-ins are modern, and this house has them—BOOKCASES in the living room—BREAKFAST NOOK & CHINA CABINET in the kitchen—and both bedrooms have recessed shelves to add to the storage—the master bedroom has a boxed-out square bay with a wide built-in stool for knick-knacks every woman loves to collect.

The built-up TERRACE & PLANTING around the FLOOR to CEILING PICTURE-WINDOW tends to give that indoor-outdoor atmosphere to the house. For the couple with one child or for the retired couple—the second bedroom can be a DEN. Design #D.A. 67 is "THE HOME TO LIVE IN."



Home Design Associates

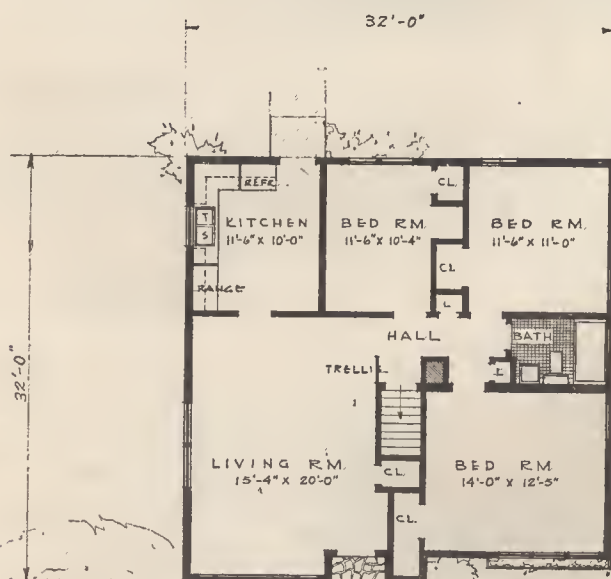
DESIGN # D.A. 80

Design #D.A. 80 is small but it hasn't anything missing—it's just put together right.

Bedrooms in the *right* place—kitchen in the *right* place—living room in the *right* place.

There are many nice features about this home. One is this: you can make a dining room out of the small bed-

room by adding a door and leaving out the hall partition. The BOARD and BATTEN on the outside, the LONG, HIGH WINDOWS in the corner (for additional wall space below), the RECESSED FRONT DOOR and the PLANTING BOX make an interesting facade when you approach your "HOME TO LIVE IN."





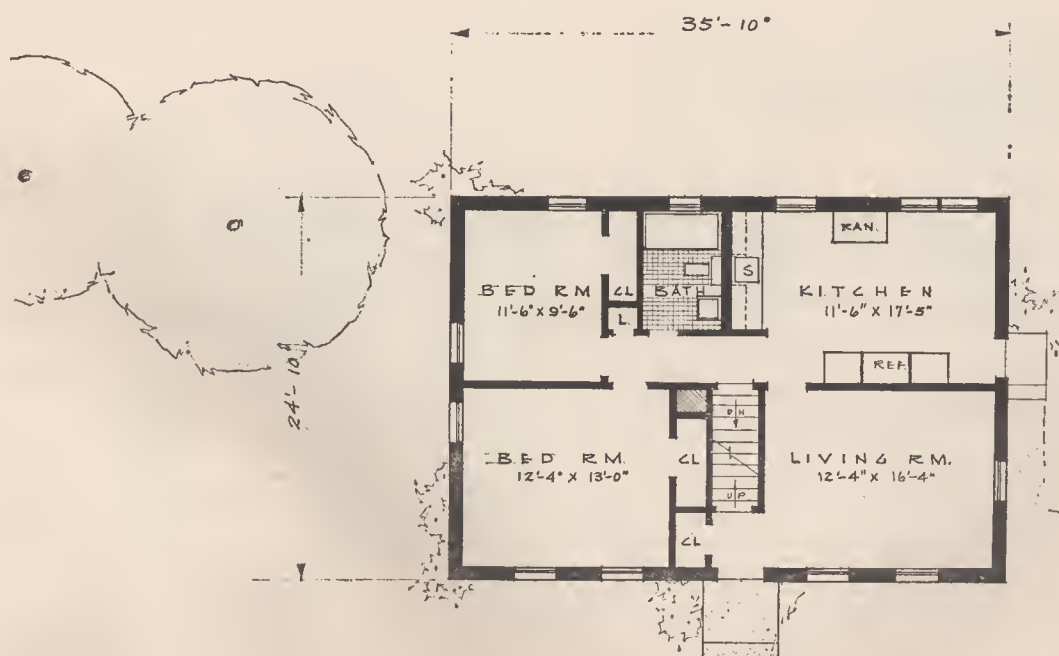
Home Design Associates

DESIGN # D.A. 85

Brick is TRADITIONAL, brick is DURABLE, brick is EASILY MAINTAINED, brick is WARM in APPEARANCE. But this home has more to it than just a pretty exterior—it has that one feature of all Home Design Associates' homes—LIVABILITY, brought about by good circulation, excellent closets, plenty of kitchen cabinets, big rooms, the always needed EXPANSION ATTIC and

adequate dining area in the 17'-0" kitchen. Add to this a minimum of hall and you have another great "HOME TO LIVE IN" for the family of modest means.

Design #D.A. 85 is another home that proves comfort and enjoyable living are found in the medium price-range. A colonial design such as this is at home on any lot, in any city, in any surroundings.



prize SMALL HOMES

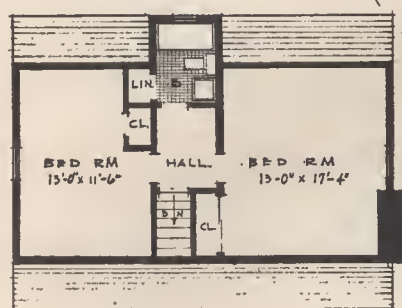


Home Design Associates

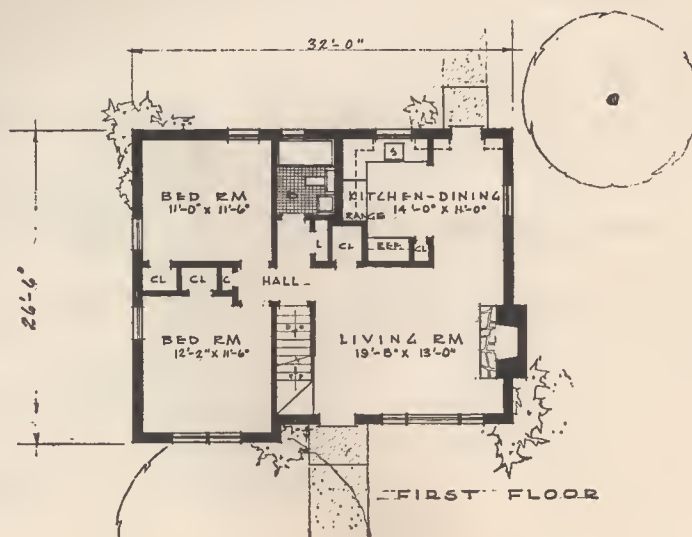
DESIGN # D.A. 90

For those of you that want a small expansion home and like *solid masonry*, we have designed this very comfortable, modern and economical home. Examination of Design #D.A. 90 shows clean simple lines yet it can be seen that attention has been paid to detail. The FIREPLACE, L-SHAPED LIVING-DINING room, 6

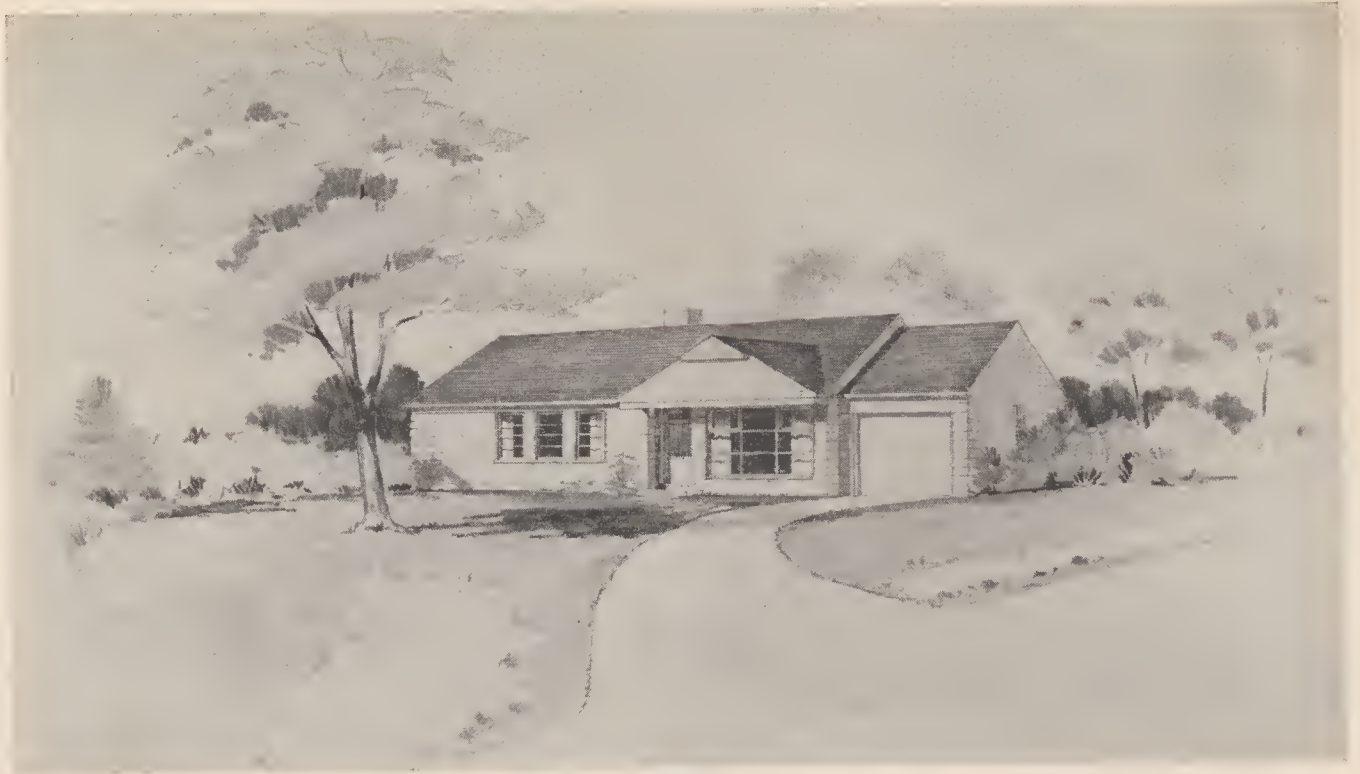
closets and LARGE WINDOWS are not usually found in a small home. 792 sq. ft. on the first floor and at least 385 sq. ft. more of usable space for the future expansion rooms. This home has proved very popular with young couples that have a growing family and want a pleasant "HOME TO LIVE IN."



SECOND FLOOR



FIRST FLOOR

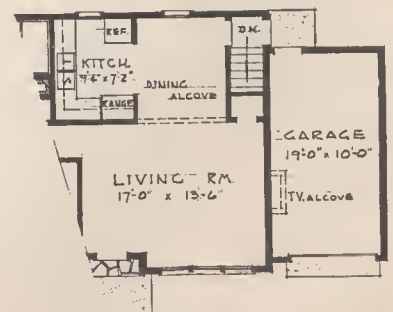
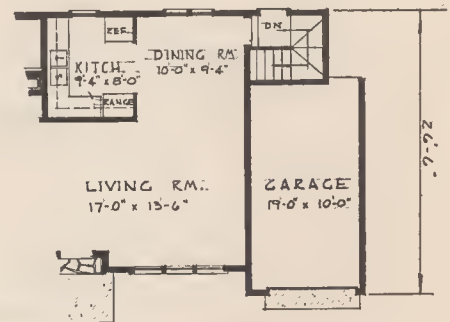
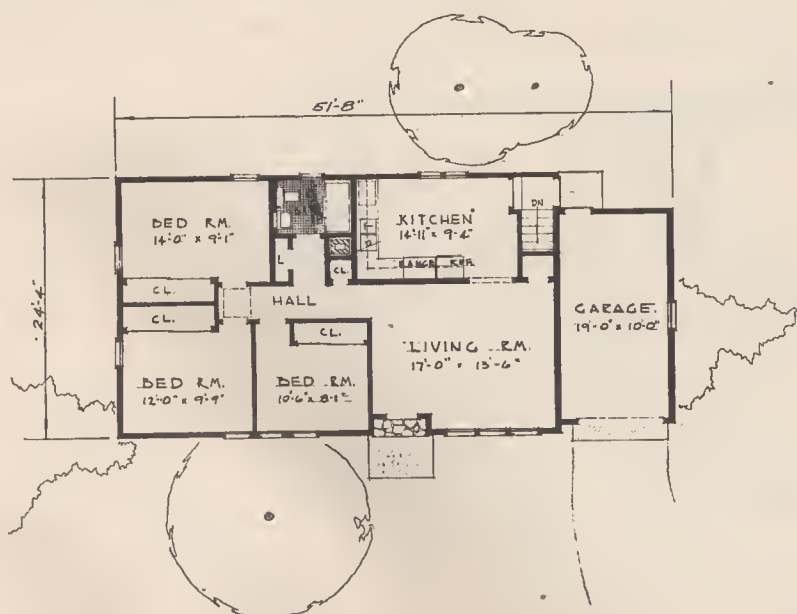


Home Design Associates

DESIGN # D.A. 91

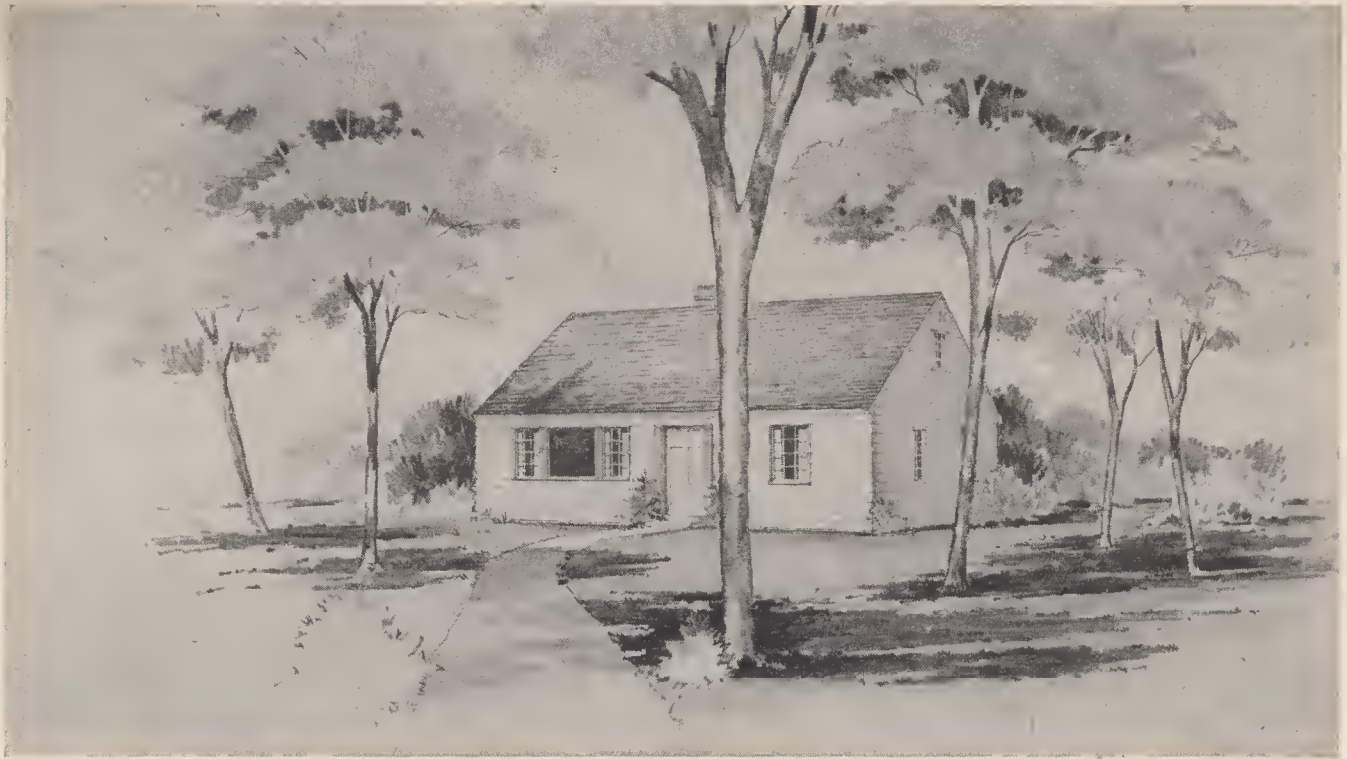
One front—three plans—a complete package to choose from. If you like a **SMALL COMPACT KITCHEN** and **SEPARATE LIVING AREA** you have it. If you like a **LONG BIG-LOOKING KITCHEN** you have it. If you like an **L-SHAPED LIVING-DINING ROOM** you have it. Our design #D.A. 91 gives you a choice of **THREE KITCHEN-LIVING-DINING ROOM** arrangements.

We know you like **BIG WARDROBE CLOSETS**, **BIG LINEN CLOSETS**, **BIG PICTURE WINDOWS**, the **BIG** appearance of this **SMALL HOME**. **LOW PITCH ROOF & FRONT GABLE**, triple bank of windows, flush boards, wood shingles, width added by a garage, and the front door recessed for extra protection. The exterior is as beautiful as the interior is functional.



See page 2 for approximate price and area chart

prize **SMALL HOMES**



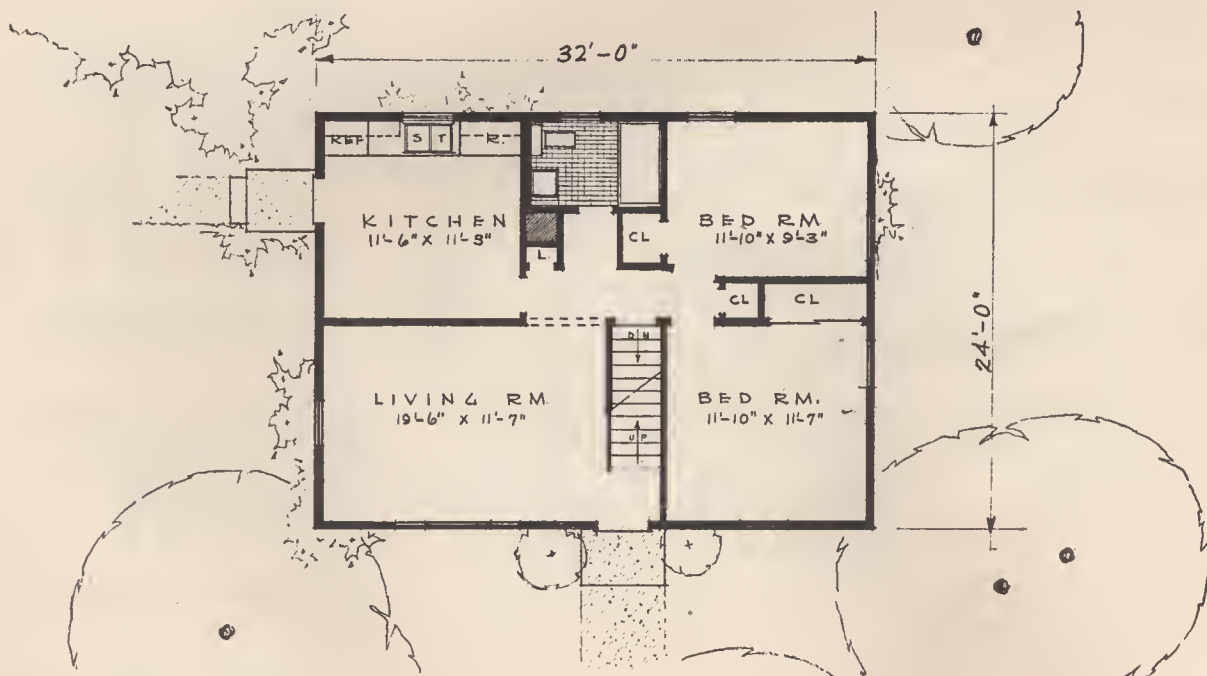
Home Design Associates

DESIGN # D.A. 95

Typically CAPE COD—typically *efficient*—typically *attractive*. We have however, added a few features—more closets, open stairs to second floor expansion, we have changed the bathroom and taken the tub from under the window. We raised the roof pitch for larger attic rooms, and we have put in a big PICTURE WINDOW. And we have designed our plan #D.A. 95 for a minimum

of waste as attested to by the fact that this design was chosen by one of our city's leading firms for packaging & precutting.

Design #D.A. 95 can be built reasonably on a small city lot, it can be built by parents of a growing family and its layout automatically makes it comfortable. What more can be asked of a "HOME TO LIVE IN."



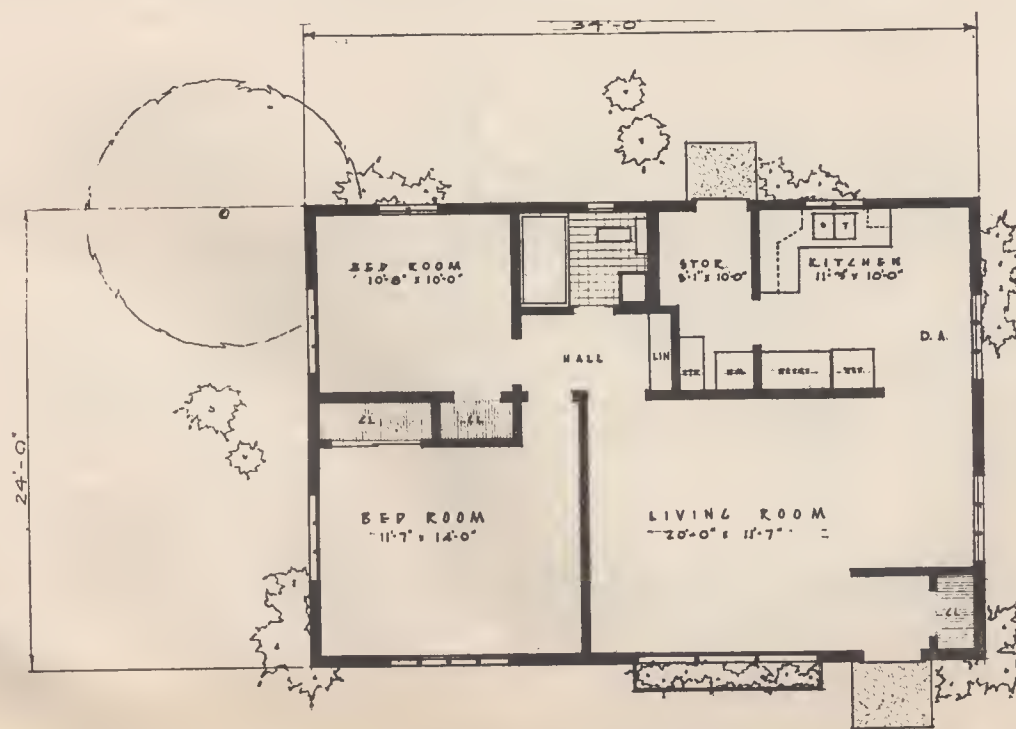


Home Design Associates

DESIGN # D.A. 107

Compact yet roomy this model provides a home along simple exterior lines with a carefully laid out interior. Entry is gained via a smart, cheerful vestibule incorporating a 4' closet. The living-room is spacious and airy. To the right are the kitchen and dining room. The kitchen is concise yet excellently planned with ample storage space adjoining. To the left of the living-room is a small hall permitting no space to go unused. This outstanding HOME TO

LIVE IN boasts of large closets including an impressive linen closet. The bedrooms are good-sized, promising extreme comfort. Another ideal feature is the fact that in this home the bathtub is not under a window. Long and low, the outside attractiveness is enhanced by a flower box placed beneath a large window giving the front of the home a modest beauty all its own. This is truly a builder's home in every sense of construction, attractive, economical and very easy to build.



REVERSE FLOOR PLAN is available for this set of plans. If you wish to obtain it add \$1.00 to order form for one set of plans or \$2.00 for four sets of plans. Additional front elevations are available also. To obtain these add \$1.00 to your order for one set of plans, or \$2.50 to your order for four sets of plans.

prize SMALL HOMES



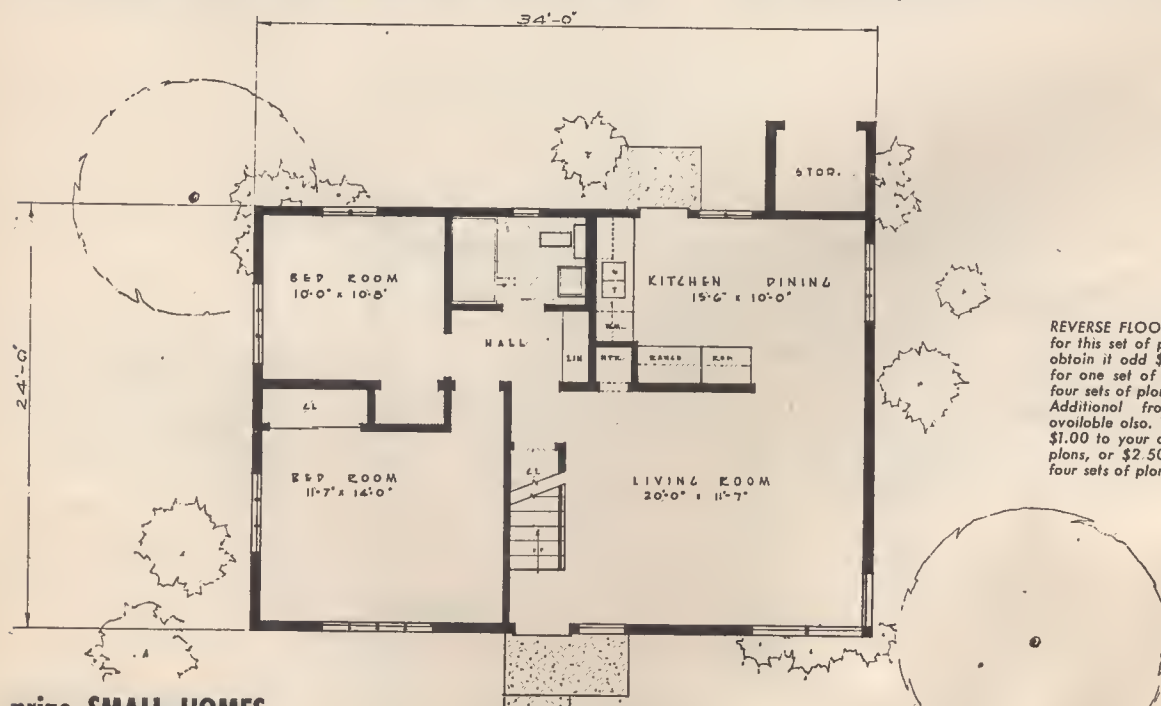
Home Design Associates

DESIGN # D.A. 108

If you're the type of homeowner who likes plenty of light on the subject then you'll certainly go for this model's exterior—lots of gloss and completely up to date in outlook. But don't let the large corner window in the living-room fool you. There's plenty of wall space left over, for your convenience.

As you enter, to the right of the home is on L-shaped living-room dining-room combination opposite a similarly shaped kitchen. Again, to conserve space, you'll find a

small holl. The bedrooms are commodious for immediate use and there are plenty of closets, even one under the stairs. As in the previous model, you don't have to worry about drofts—the bathtub is away from the window. Outside storage space is available for bikes, lawn mowers, etc. The expansion features of an extra $\frac{1}{2}$ story more than make up for the lack of a basement in this unpretentious HOME TO LIVE IN. The builder's delight affords an easy flow of movement.



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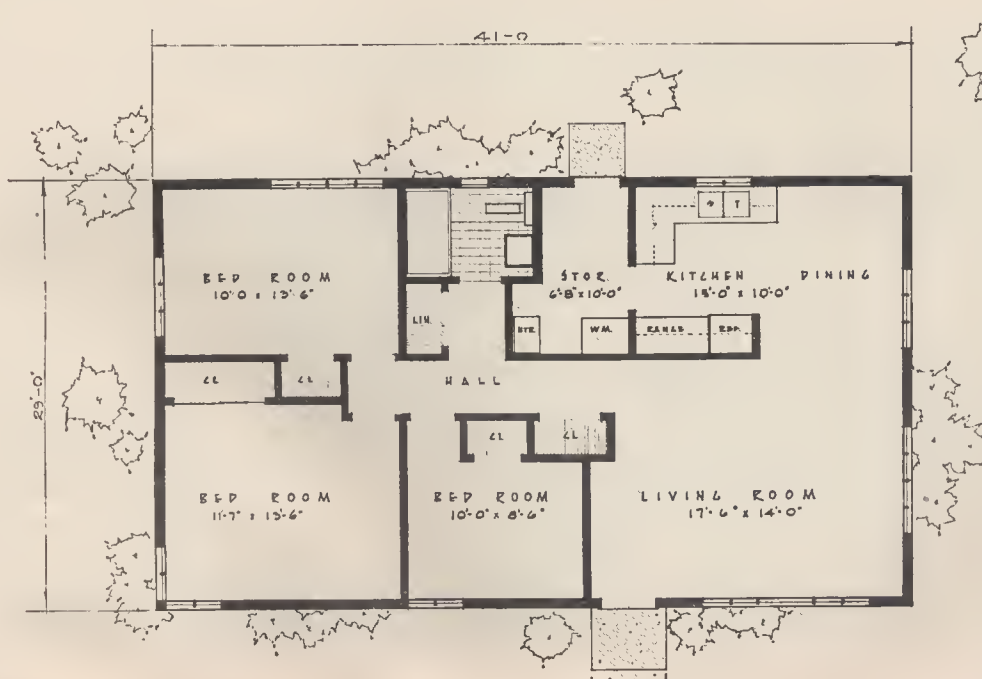
Home Design Associates

DESIGN # D.A. 109

Just in case you're looking for something different in a small home this design might fill the bill. We used this one for the book because we felt it best showed the type of living expressed by the designs, each one of them unique. The fresh, pleasant lines include large, low living-room windows and wide, fairly high bedroom windows to present plenty of wall space. In this

HOME TO LIVE IN the accent is on facile movement heightened by good-sized rooms, 5 very spacious closets and vast storage space (your clothes washer will never be in the way).

And don't overlook the kitchen arrangement—it's small but there are cabinets galore. This is the sort of engaging home that makes modern living restful and agreeable.



REVERSE FLOOR PLAN is available for this set of plans. If you wish to obtain it add \$1.00 to order form for one set of plans or \$2.00 for four sets of plans. Additional front elevations are available also. To obtain these add \$1.00 to your order for one set of plans, or \$2.50 to your order for four sets of plans.

prize SMALL HOMES

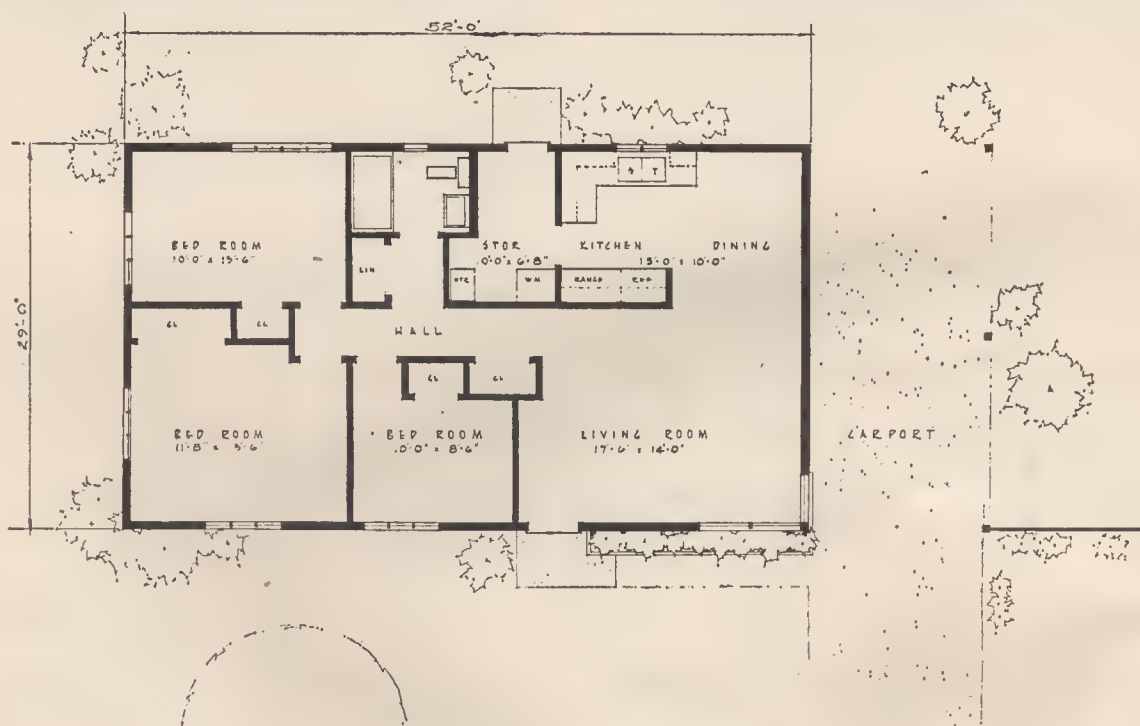


Home Design Associates

DESIGN # D.A. 109A

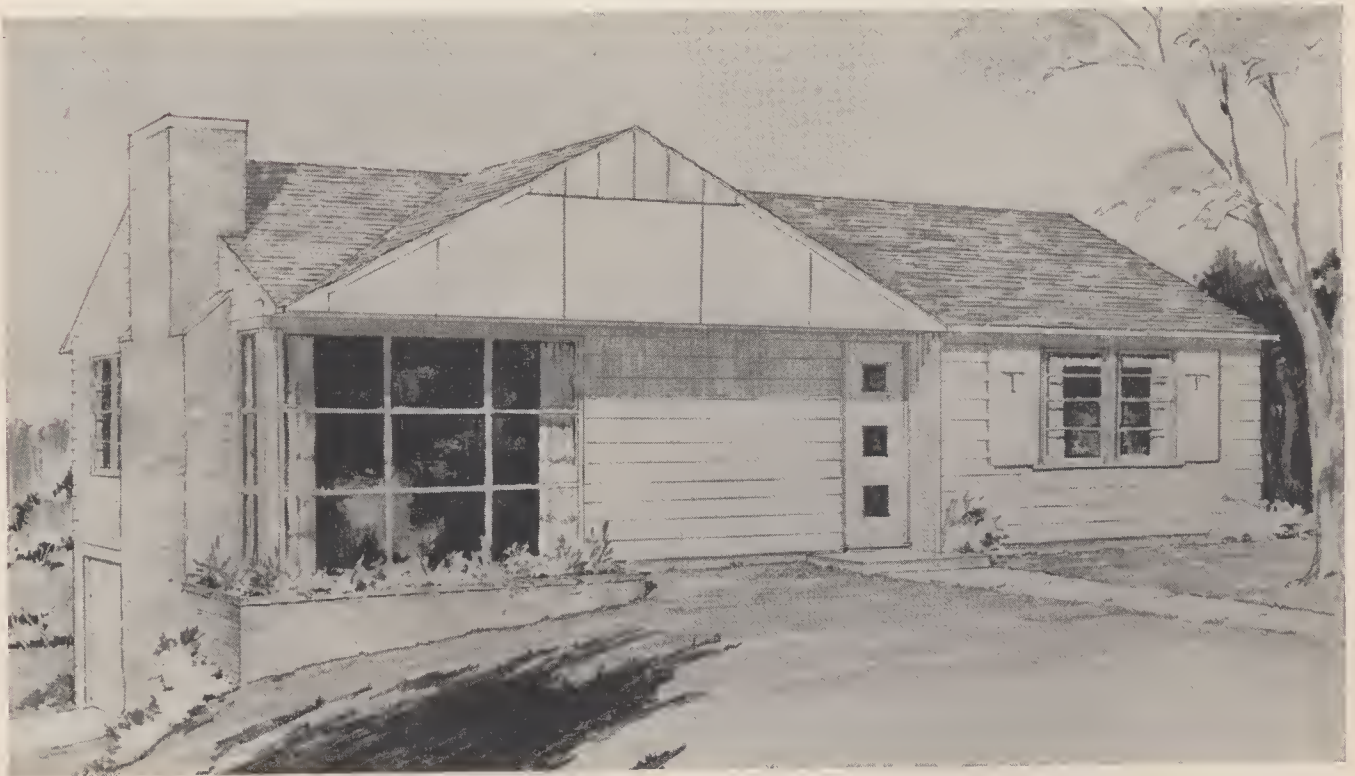
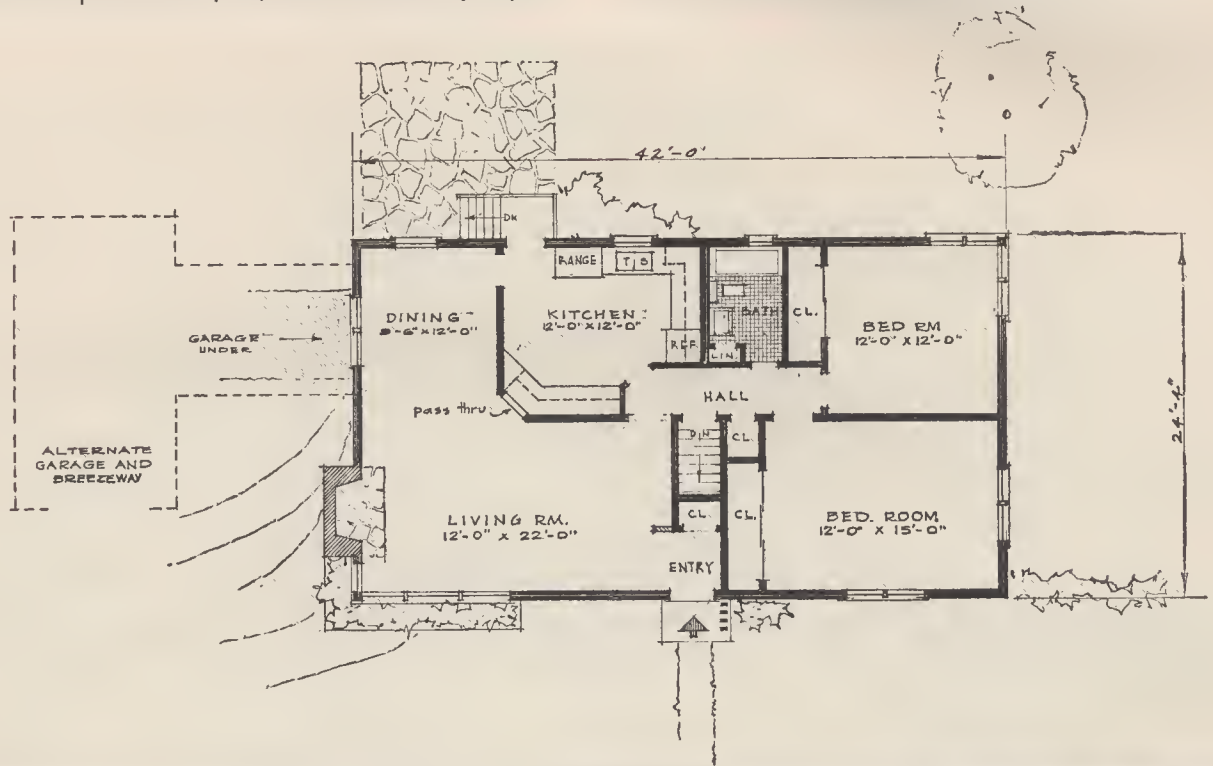
If you liked design #D.A. 109 this plan will certainly captivate your attention. A few added touches make it truly a dream house in the small home series. The graceful flower box at the window, the cozy carport and handsome wood screen adjoining intensify the model's general design and make it really fit the lot in which it's

located. Yet every desirable feature in the counterpart of this elegant HOME TO LIVE IN is retained such as spacious closets, ample storage space and large rooms. No space is wasted and the smooth, up-to-date lines allow the best in livability. A wide variety of materials can be used on the exterior elevation.



If you have a growing family this is the home for you. It's easily expandable to permit extra space for two more bedrooms. All you have to do to accomplish this is change the roof pitch during construction. This model is adaptable to a flat or sloping lot but the latter is more practical if you prefer a breezeway adjoining

ing the garage. An alternate garage plan is available with this design. Just ask for it, when ordering. A bonus feature of this HOME TO LIVE IN is the large floor-to-ceiling corner window which presents a double-view of the adjoining landscape. The interior contains plenty of closet and kitchen cabinet space.



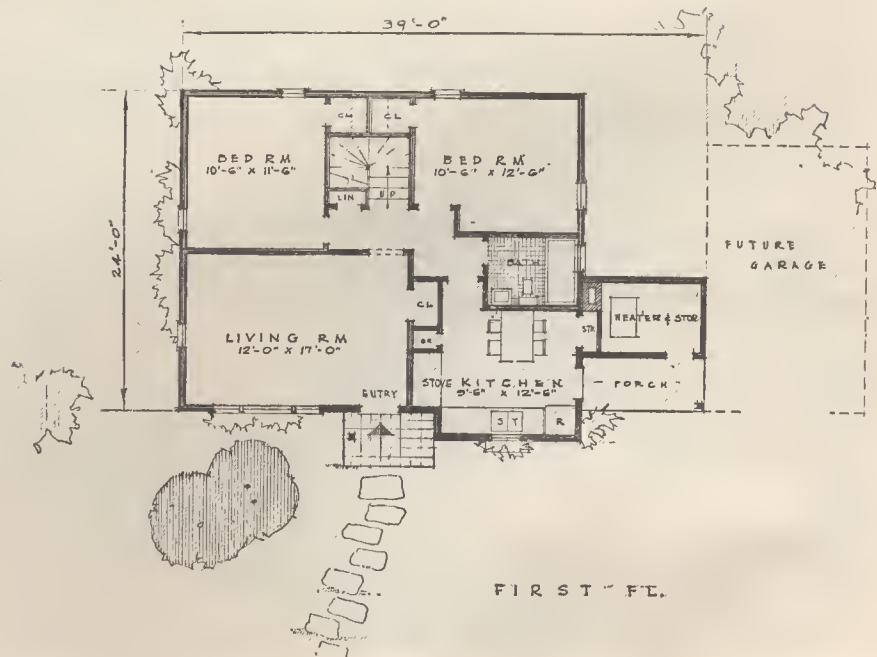
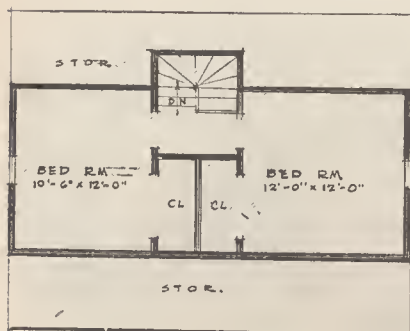
With or without a basement this plan offers an abundance of room in a minimum of floor area. The second floor bedroom area is expandable—just right for the growing family.

The covered rear and front entrances and the spacious closets are features that are usually found in a much

larger home. The kitchen bay adds beauty to the front of the dwelling as well as roominess to the kitchen.

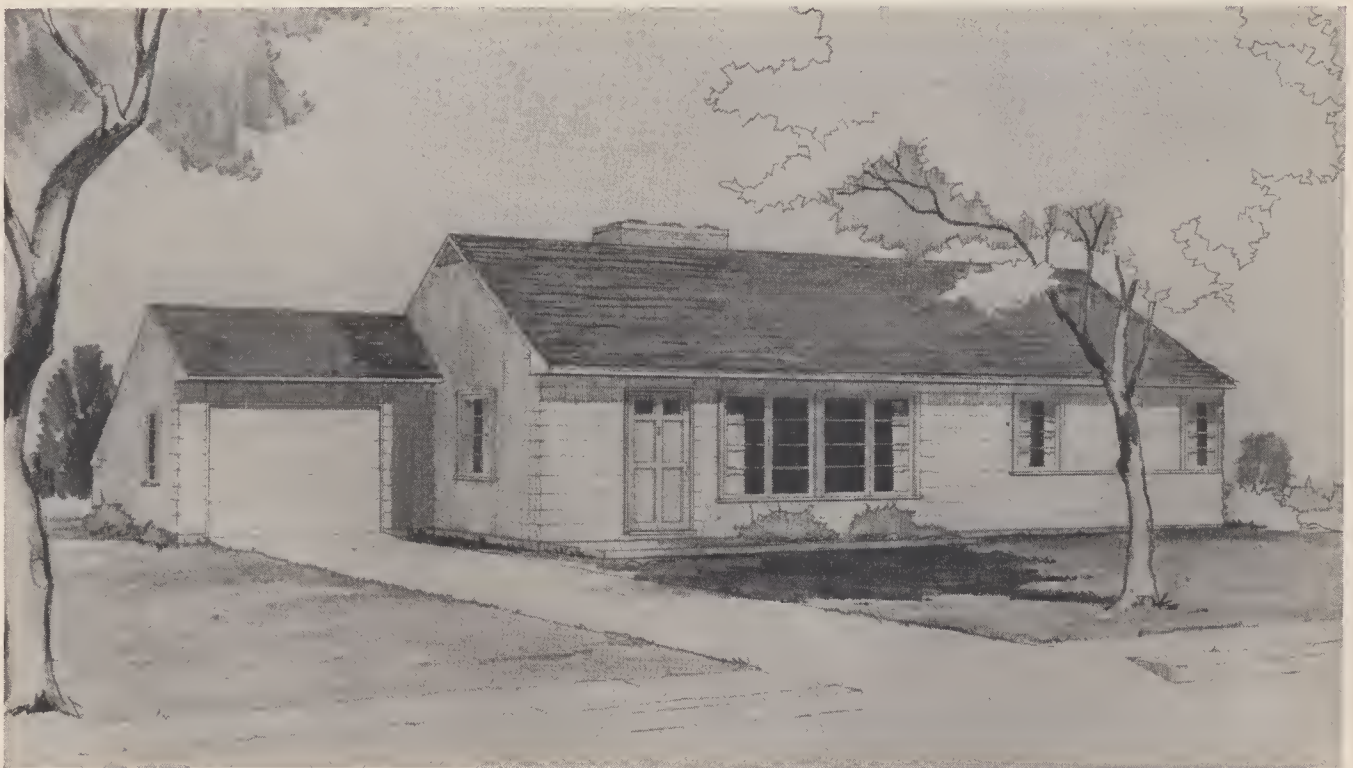
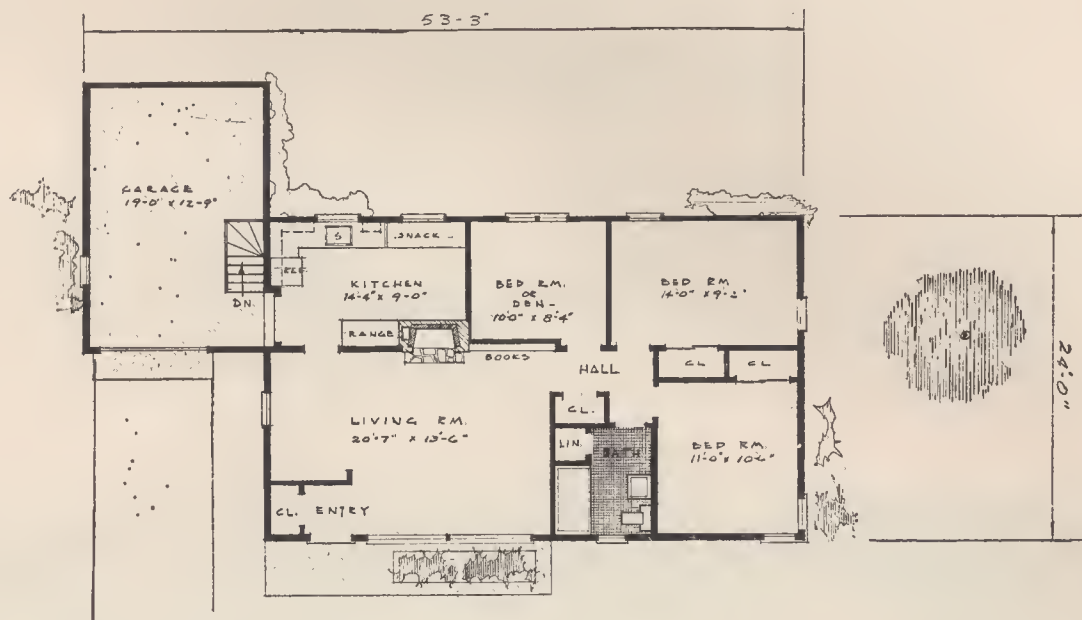
The ground floor bedrooms can be placed on the second floor if you prefer a den and dining room area.

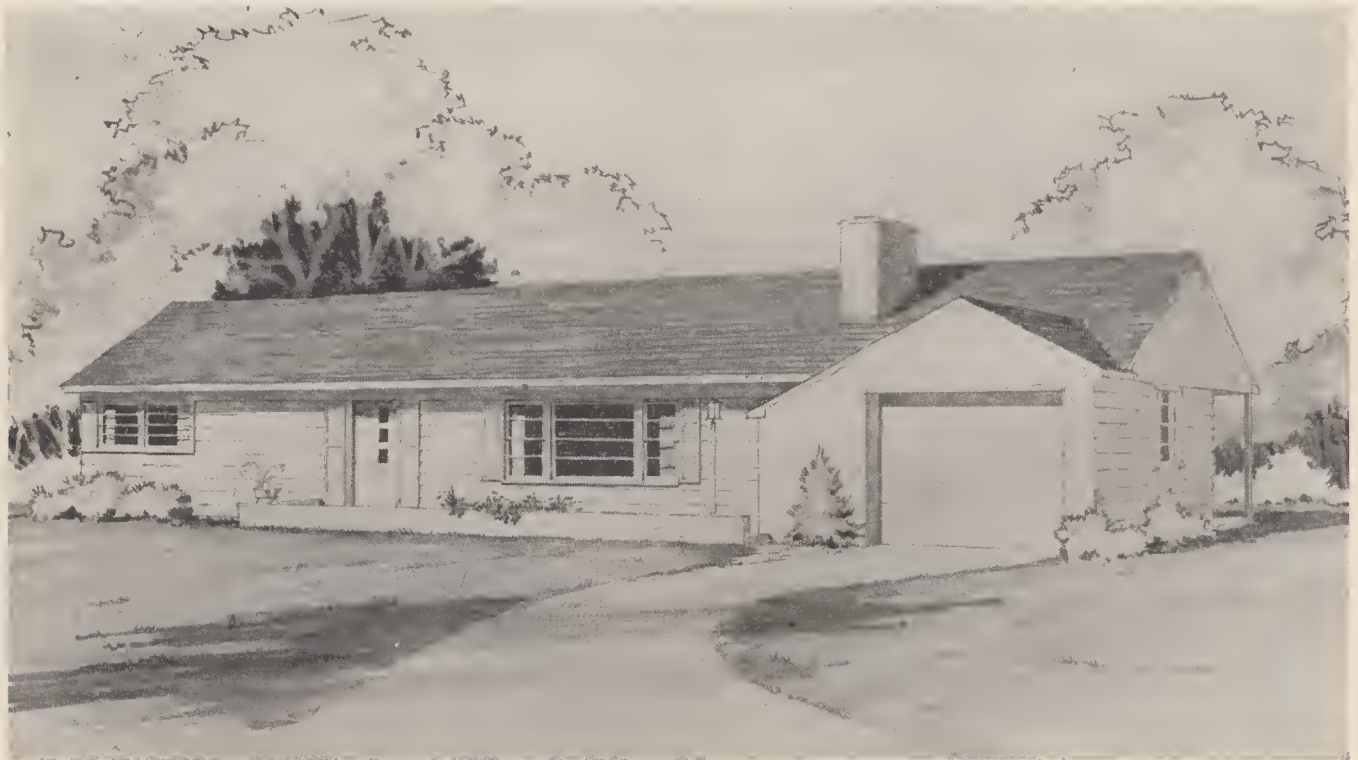
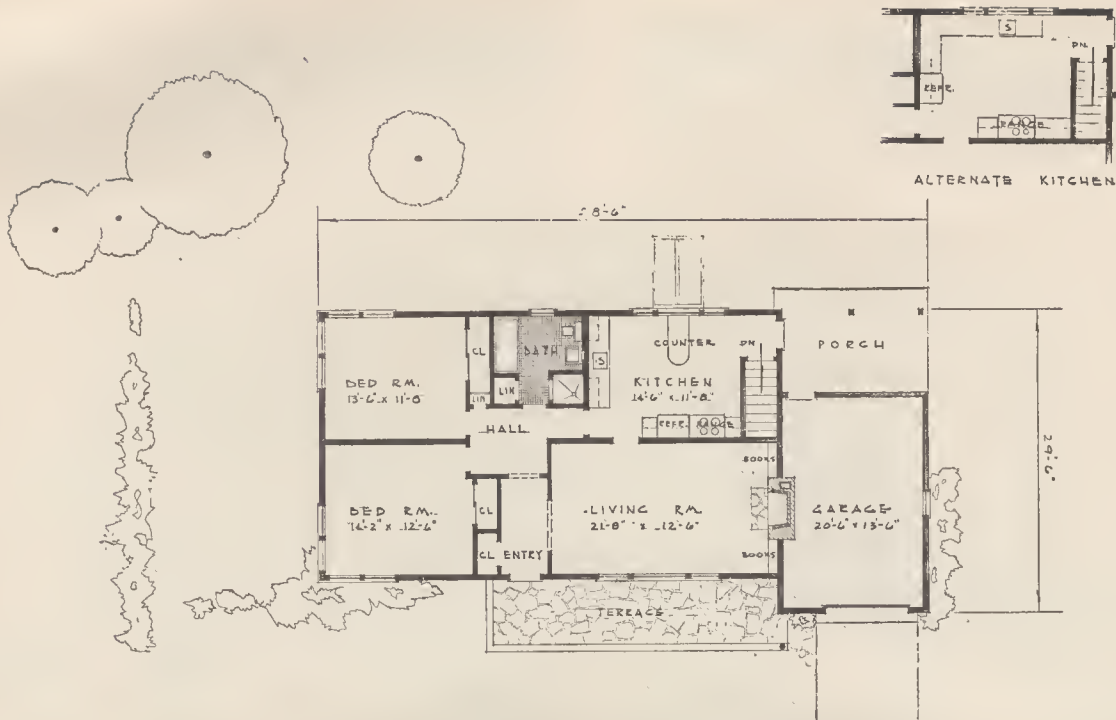
This design contains a future garage plan and a covered porch area which can be increased if built with basement.



Here's an attractive, compact home to fit the needs and pocketbook of the small family. It's designed for luxurious living and contains all the comforts of a larger, more expensive type dwelling. This model is the newly-weds' "Dreamed About" paradise. The outstanding feature of this "HOME TO LIVE IN" is

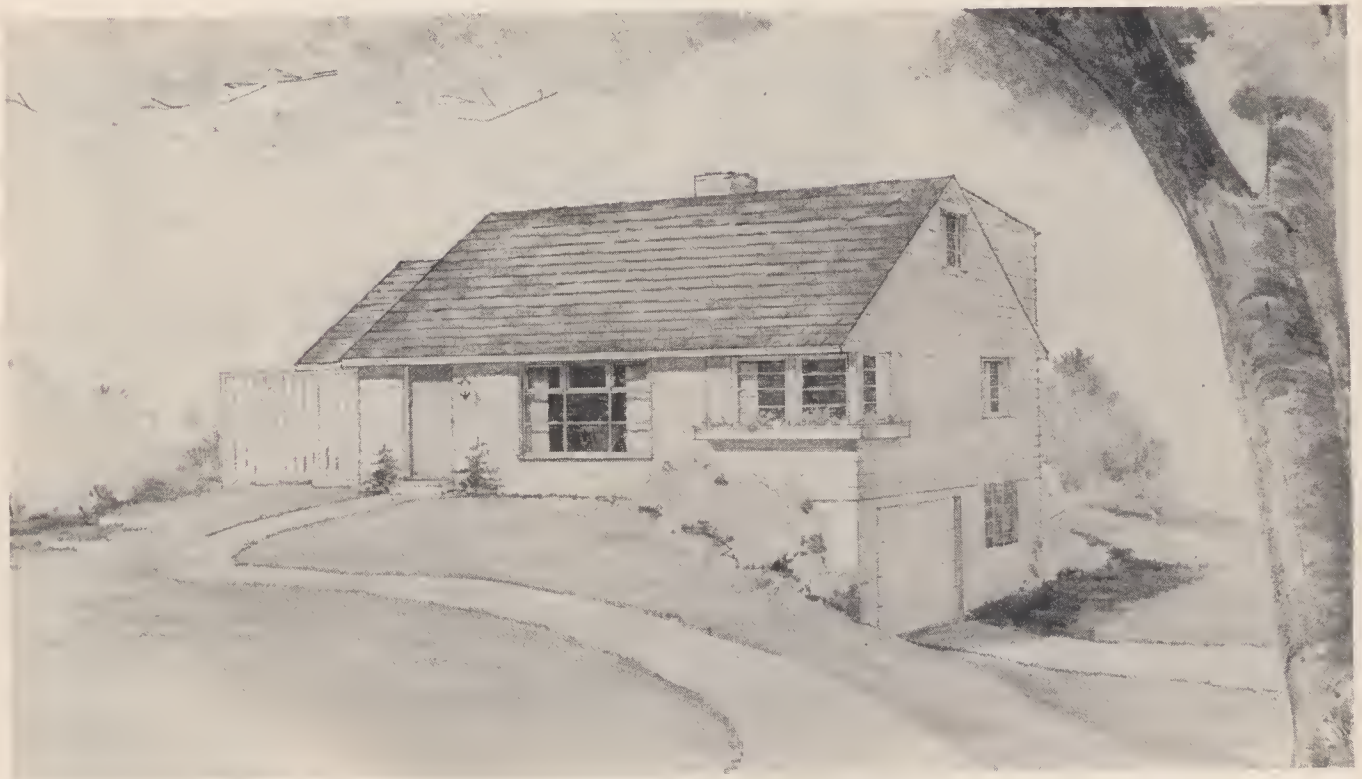
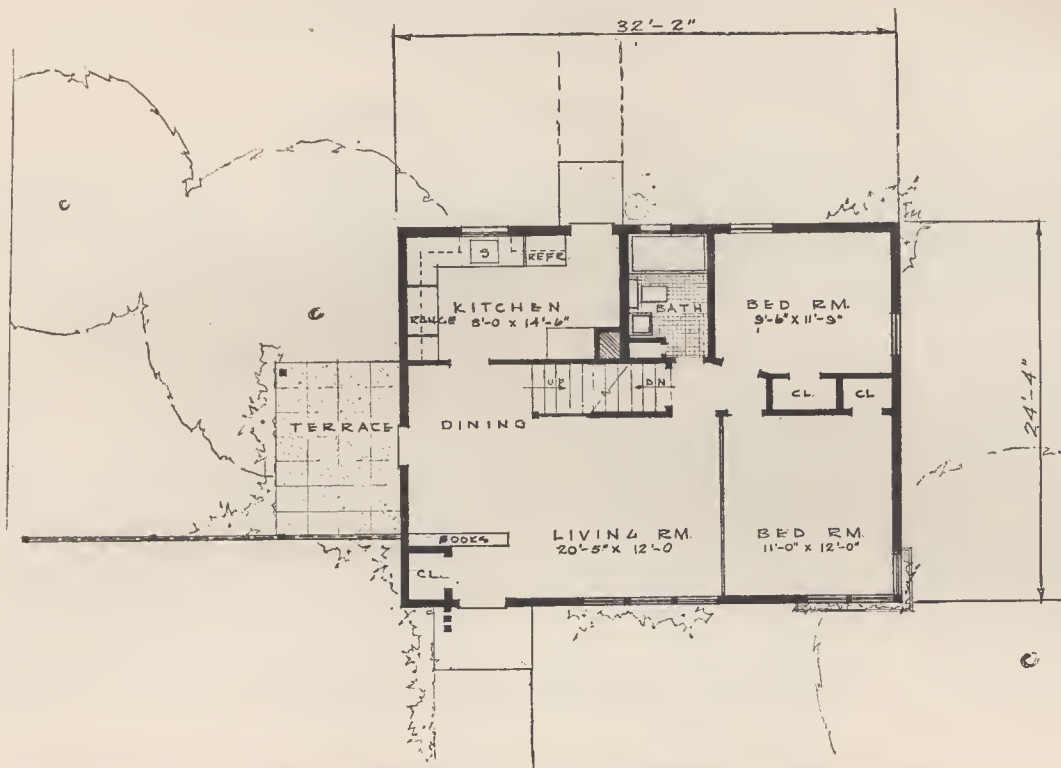
the spacious kitchen with built-in snack bar. Other interior highlights include the large living room-dining room combination with rear wall fireplace, two large sleeping areas and an adjoining den which can be converted into a guest room. This home also contains a large bath with linen closet and an abundance of storage space.





This low, rambling home is luxurious, attractive and inexpensive. Notice the well designed exterior which contains an unbeatable combination of wood shingles, flush boards, shutters, long flagstone terrace with sweeping brick wall, and a low shed on the home side of the garage. A special feature of this HOME TO LIVE IN is the large

entrance hall leading into every room. Combine this with two large bedrooms, long dining room with fireplace and picture window, and roomy kitchen with built-in dining counter and you have living enjoyment at its best. Also notice the rear porch and oversize garage with plenty of storage space.



Here's a real home of distinction, especially for that growing family. And the charm of this model is while it's on the small side it has many characteristics of a much larger dwelling.

Just look at that tremendous living room and large picture window giving this modest home a sense of sweep

and space. While the first floor is only 729 sq. feet, a rear dormer adds space for two more bedrooms and a bath when needed.

Designed for a flat or sloping lot, this plan is still suitable for any terrain in any part of the country.

This home is adaptable as well as comfortable.

New home styles may come and go, but the traditional two story home always seems to maintain its appeal regardless of the sweeping phases for the new and different.

SMALL TWO STORY HOMES

As a city home, the two-story type is ideal. It fits in well on any street—with just-built homes or homes that have passed the 20 or 30 year mark. Above all, these two stories give you MORE space on ONE base. You can have your two bathrooms, your three bedrooms, your den, your sewing room—so much on a lot that's small, as most of your urban properties tend to be.

Needless to say, in the home that goes up and down instead of spreading sideways, construction costs may be held to a minimum. On a modest-sized foundation, beneath a modest-sized roof, you can pack in more comfortable living in MORE rooms than any other type of layout would allow. Thus, out of a preference born of necessity, two story homes would seem to be the answer where space limitations, economy, and harmony with surrounding homes are the primary concerns.

Living as close to the home building field as we do, we spot the quite apparent fact that there are two strongly divided camps on this two story homes versus the one floor plan business. We haven't heard of any particularly violent altercations between the two factions, but there have been testy words exchanged!

Outside of the practical aspects of the two story home, which are many, its advocates also point out its advantages of privacy. You go up the stairs and that's it! You may retire in complete seclusion—distinctly away from the rest of the household. You may take a leisurely shower, or relax in a hot bath, while another member of the family is entertaining friends below. In other words, that second floor is, in every sense, a truly complete unit in itself—not shut off from the rest of the home by a mere partition or hall—but a solid floor and a flight of stairs away!

Well, we elect to stay quietly neutral and avoid the barrage of letters that would certainly descend upon us if we weren't! The principal reason we included these several two-story plans among our prize small homes is that, technically speaking, they DO belong in the category. Though they may appear deceptively large, the dimensions will tell you otherwise. These skillfully executed plans show clearly how much can be accomplished with a basically small home when all the concepts of good design are applied every inch of the way.

Drawn up especially for the small city lot, these prize plans for two story homes CONSERVE space, all right, yet PRESERVE all of the comforts you expect in your brand new home. There has been no skimping, no half-measures, no concessions to economy to the extent that spaciousness, style or convenience has been impaired. You will notice, also, in this select variety, that there are styles to suit any location—styles in the classic, contemporary and colonial vein. As small two-story models go, any one of these will go a long way toward fulfilling your every desire for the perfect home.

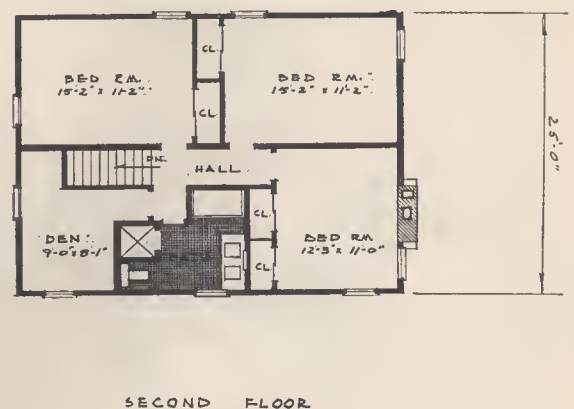
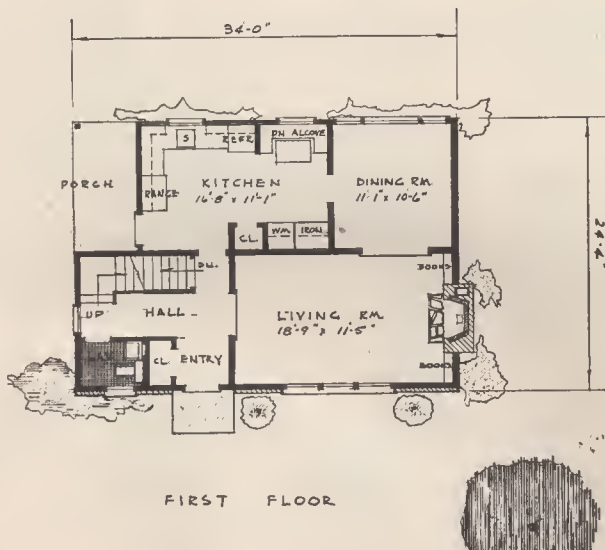


Home Design Associates

DESIGN # D.A. 68

For the family that likes a 2-story home and needs 3 bedrooms, Home Design Associates' #D.A. 68 can fill the bill. One of the most interesting features of this design is the beautiful entrance hall with large closet, convenient lavatory and open stairway. It looks big but it isn't—it looks lovely and *it is*. This home is small,

only 1700 sq. ft. on two floors but it is packed with luxury living. Beside the entrance hall the first floor has an L-shaped kitchen—laundry nook—dining alcove and a sunken living room. Don't overlook the porch. The second floor contains 3 bedrooms, a den and a big bath with two sinks. And on both floors 24 lineal feet of closets.



See page 48 for FREE color scheme.

prize SMALL HOMES



Home Design Associates

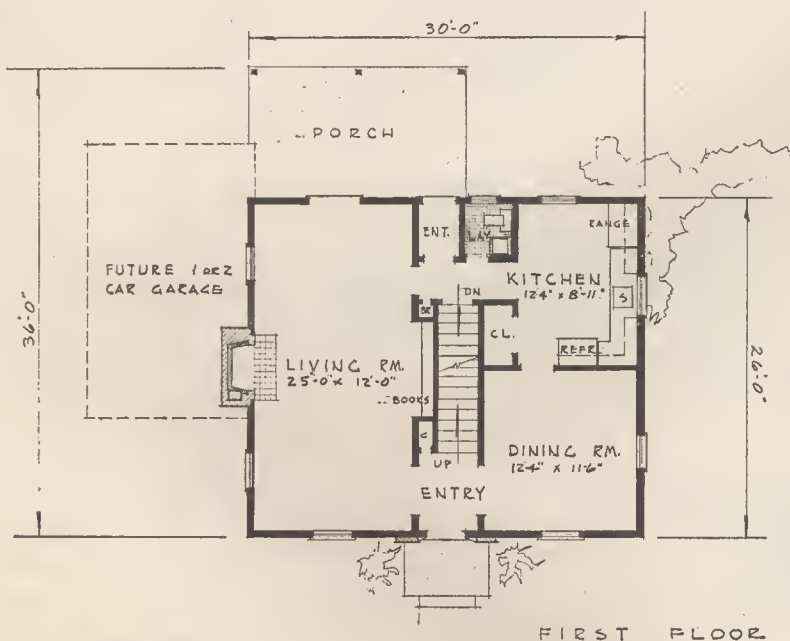
DESIGN # D.A. 93

Experience has shown that this is one of our most practical homes, and it has everything.

Six rooms and a dressing room, master bath and a down-stairs lavatory, L-shaped kitchen with a large dining area, large front entry and rear entry—closets galore—absolute minimum of hall. The 25 feet of living room with built-in bookcases and its own fireplace are features

of a home twice its size and it opens on to a large open porch for your summer comfort.

A small amount of brick frames the entrance and the panels with long shutters at the first floor windows both combine to make our design #D.A. 93 interesting and at the same time simple enough to make it an inexpensive "HOME TO LIVE IN."





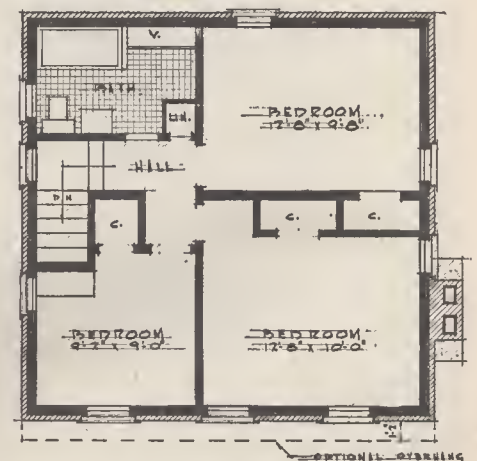
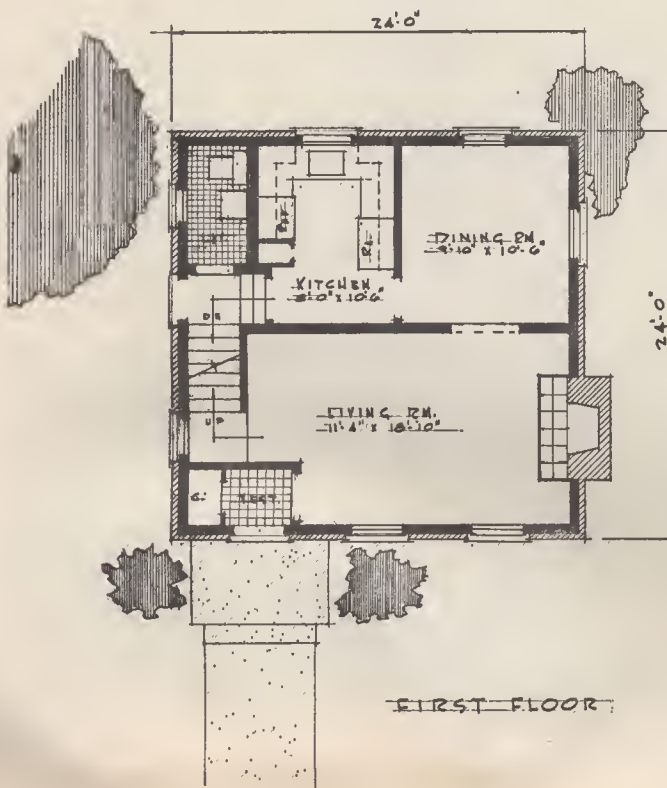
Home Design Associates

DESIGN # D.A. 96

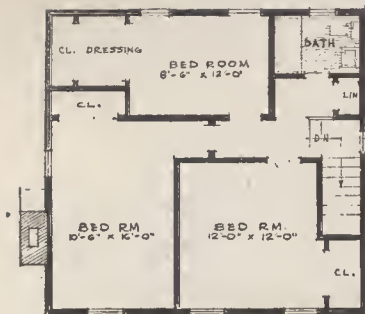
Does your home need all this design skill that gives it an attractive appearance yet keeps the cost to a minimum? If so our model Design #D.A. 96 might be just what you're looking for in a HOME TO LIVE IN. Here are some of its inviting features: vestibule with

closet, spacious living-dining room aggregation, handsome U-shaped kitchen, downstairs lavatory, three airy bedrooms, immense closets, master bath large enough to include a vanity, fireplace and a maximum of usable space, and nothing wasted.

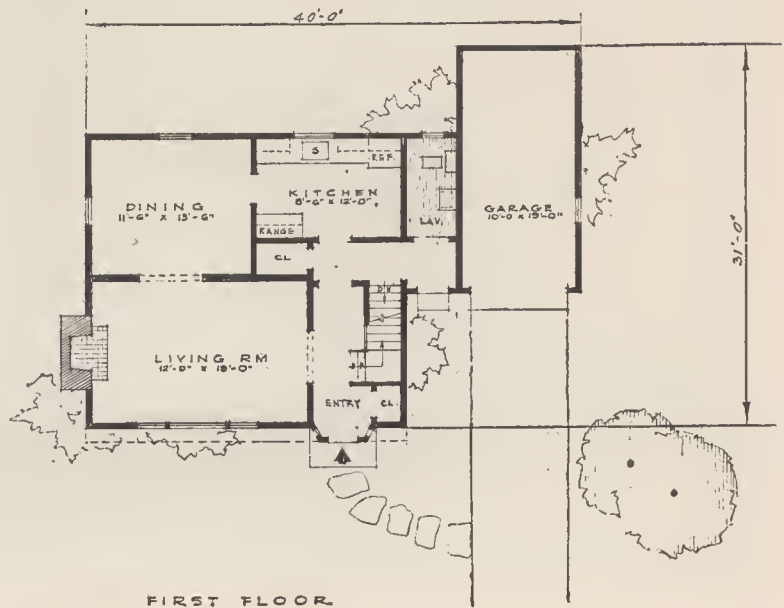
Three additional front elevations are available for this plan. If you wish to obtain them add \$1.00 to your order for one set of plans or add \$2.50 to your order for four sets of plans.



prize SMALL HOMES



SECOND FLOOR



FIRST FLOOR

Here's an inexpensive and expensible home with emphasis on space. The proper blend of horizontal and flush siding coupled with the unique door bay tend to give this garrison home an appearance all its own. Notice the large second floor bedrooms with space for the growing family to add another. This design also

comes equipped with an additional garage plan. Special features include a first floor lavatory and dressing room off the small but perfectly planned kitchen. The interior is rounded out by an open living-dining room area, covered rear vestibule and an abundance of closet and storage space.



What could be a more pleasant preoccupation on a long cold winter's night than browsing through plans for vacation retreats?

PRIZE VACATION RETREATS

That is why we've published the most popular of ours in the fall of the year. To give you a chance to mull them over at your leisure and line one up for building as soon as the Spring sets in. We make it sound simple, you say? But that's only because we're confident that the designs ahead will convince you that a second home for holidays and summers need not be summarily relegated to the luxury class.

This is our second printing of these Vacation Retreat plans. We've received such a flood of mail asking that they be run again, that we can only deduce one thing: that each has what it takes to appeal to the average family—from both the standpoint of low-cost construction and modern good looks.

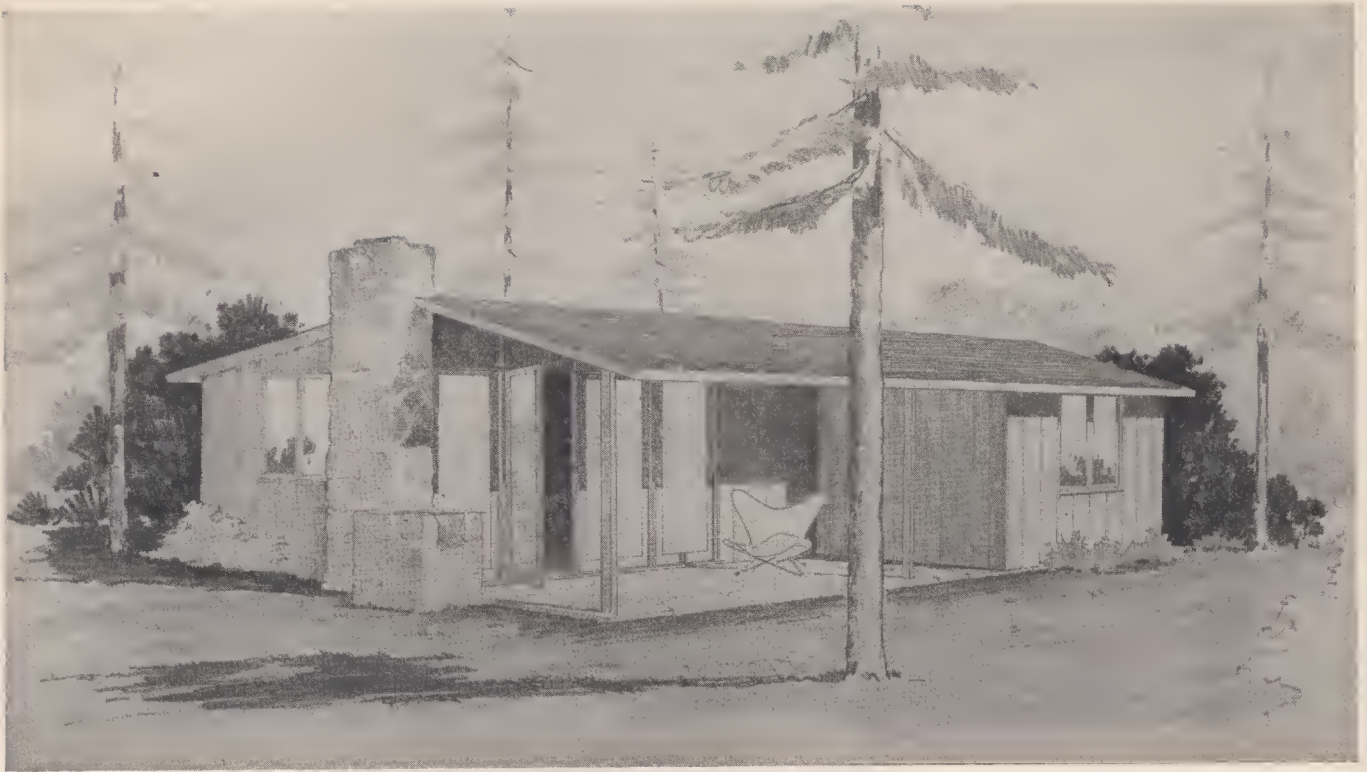
These snug little hideaways are being built—are being lived in and enjoyed, by middle class families all over the country. And you know how it must have all started? Bet you anything these folks sat down one day to figure out (just for the fun of it at first!) how much money they spent vacationing at various resorts year after year, sending the kiddies to summer camp, or in just plain driving around night after night and weekend after weekend in search of cool breezes and a picnic spot. Tallied up in black and white, the expenses involved were downright amazing! Is it any wonder they concluded that if this same money had been channeled into one objective, namely: a summer cottage, they would have had a lovely one by now—all paid for—all theirs!

These, the most preferred of our Vacation Retreats, have a common bond in the striking simplicity of their designs. Notice there's nothing tricky about them—nothing complicated or cumbersome to build. They are refreshingly clean-cut, open and airy—with a 100% modern look achieved through big view-framing windows and the generous breadth of open planning. They are utilitarian above all—easy to furnish, easy to keep tidy and clean (even in the face of such disheveling influences as friends, relatives and children)! However, though the emphasis is on economy, there's not a plan you can point to that doesn't contain all of the good, solid comforts of your city home. They have full-fledged bathrooms, man-sized bedrooms, complete kitchens and compact dining areas—even terraces for the full enjoyment of outdoor living. In every case there's protection for your car, or provisions for it, and ample facilities for storage.

Sound specifications assure a sound structure—one that will withstand prolonged dampness, high winds, low temperatures, in other words, practically anything nature has in store. Should the need ever present itself, the heating of homes of this quality would be a simple matter.

Down-to-earth planning coupled with creative thinking brings you great originality in your low-cost Shangri-La—a fresh and distinctive charm that is solidly maintained *despite* the fact that we call for stock materials in every instance. These homes consist of what any lumberyard carries as standard supplies. But given our special brand of imaginative treatment, they come out with that “custom look!”

Needless to say, our prize Vacation Retreats have been designed essentially to blend in with any surroundings. You'll realize that as you look them over. At the shore, by a lake, in timberlands, they'll hold their own as your home away from home—affording you everything you could ask for in a happy combination of casual, carefree indoor-outdoor living.



Home Design Associates

DESIGN # C-30

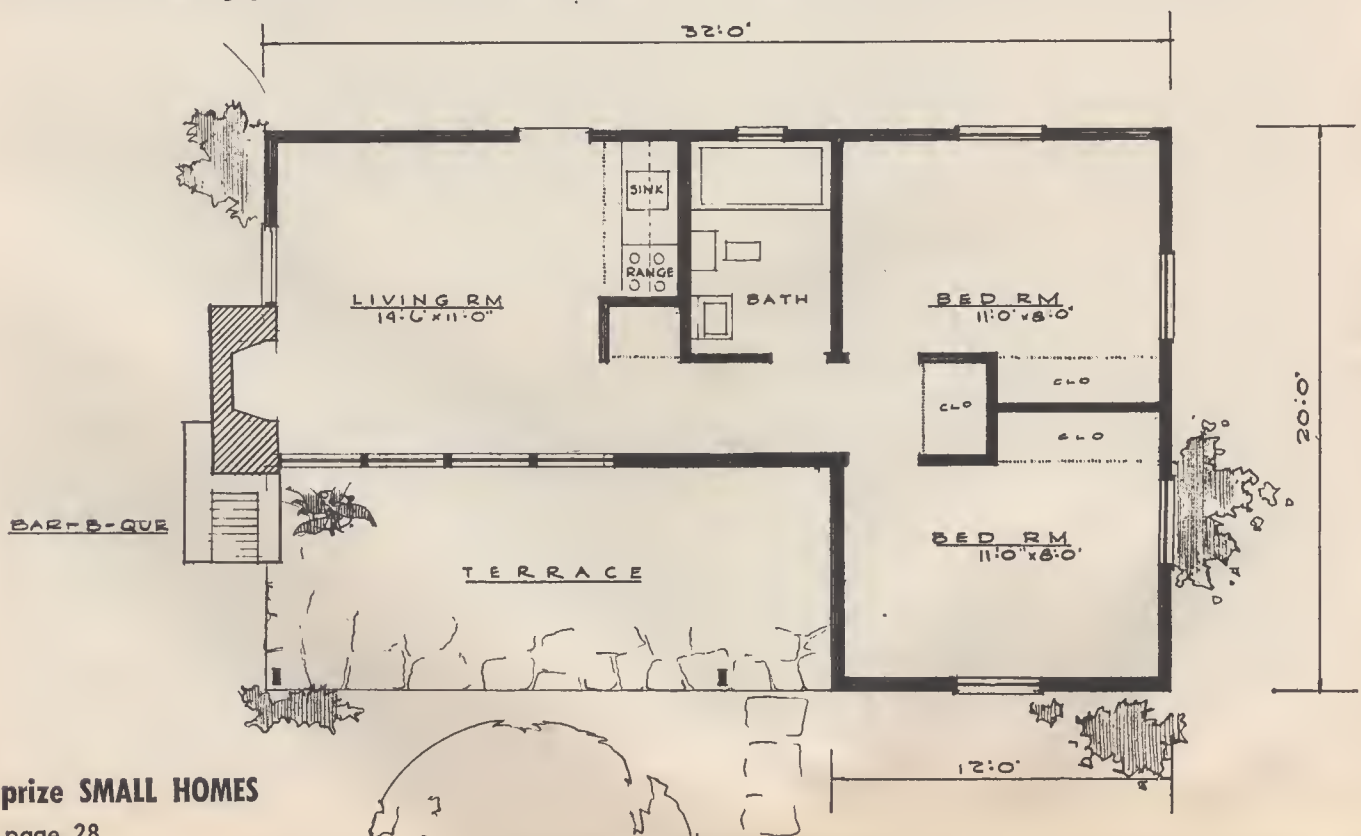
Ease, economy, enjoyability—these are the three E's which determined our VACATION RETREAT Plan C-30 along with our wish to give you all the comforts of home away from home.

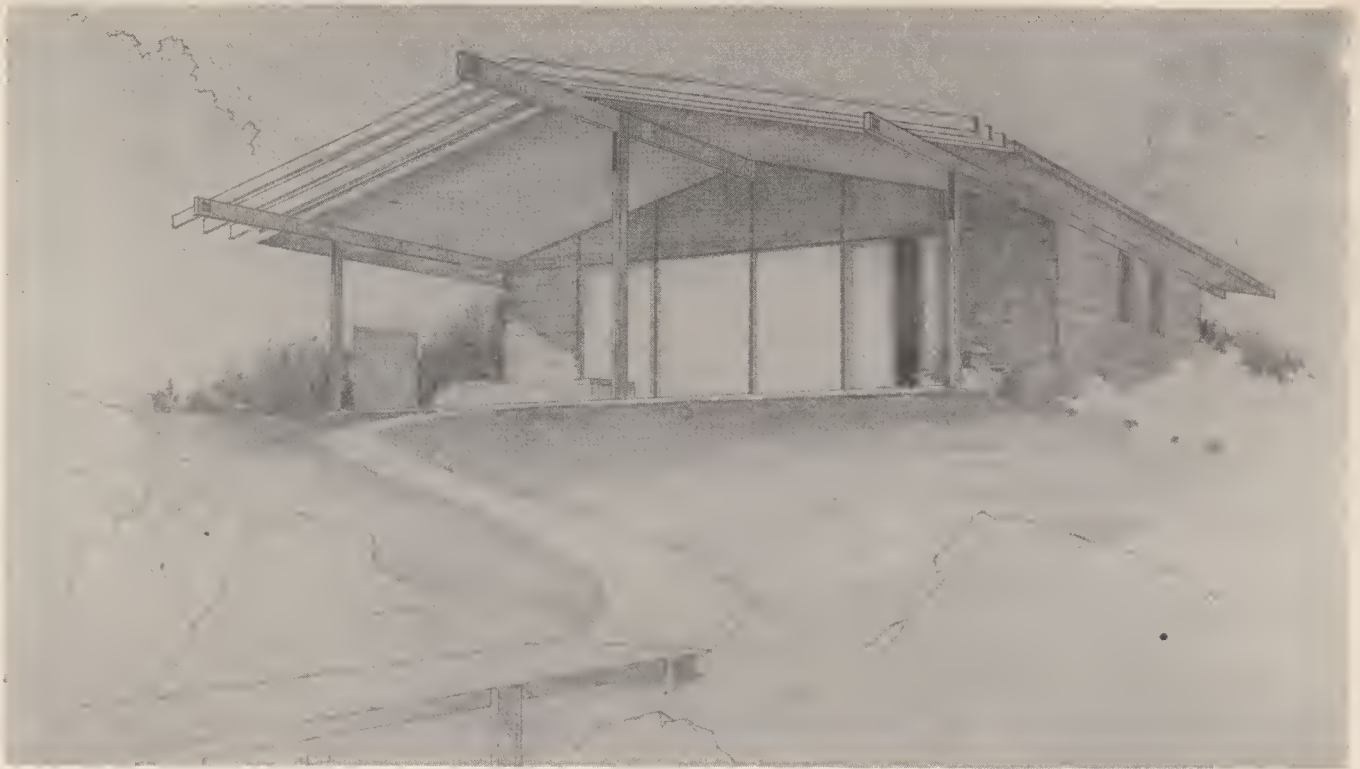
This vacation asylum includes *large closets*, more than adequate *living room*, *kitchen* and good-sized *bedrooms*. Also include the big glass areas that bring the outside

indoors and the *huge terrace* added for your outdoor relaxation. C-30 is both economical yet beautifully styled—a *single roof over an L-shaped plan*.

A tempting extra dividend is the Bar-B-Q placed to the left of the terrace just a few steps from the kitchen.

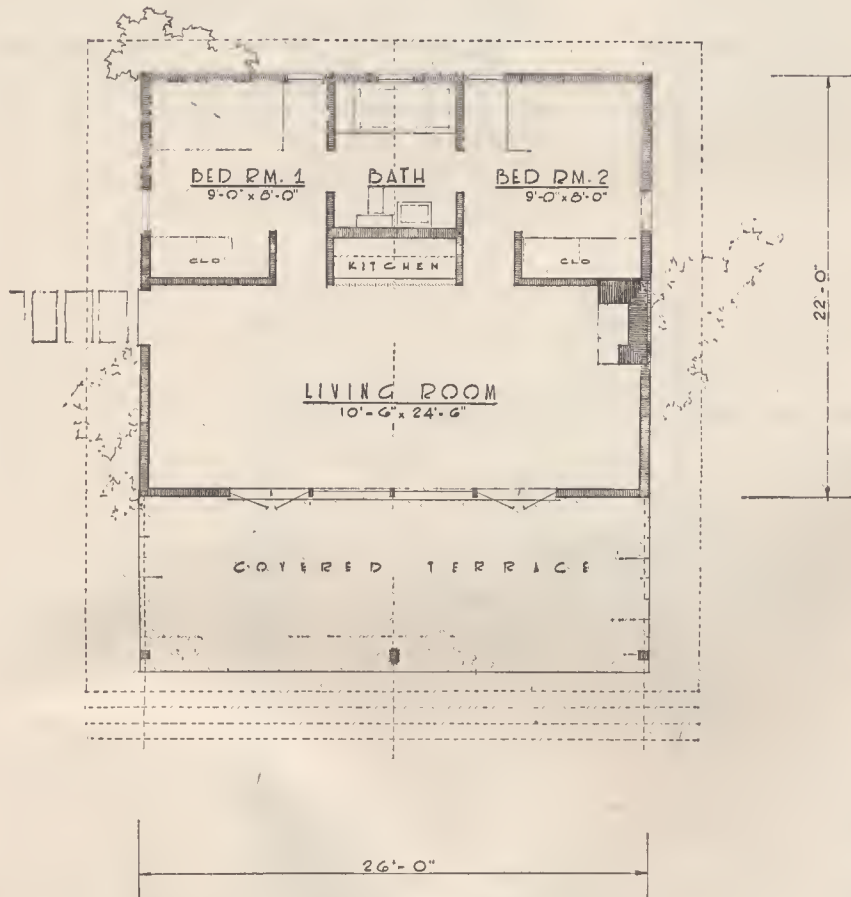
This home away from home is small enough to fit the pocketbook—large enough to fit the family.





Home Design Associates

DESIGN # D.A. C-31



See page 2 for approximate price and area chart

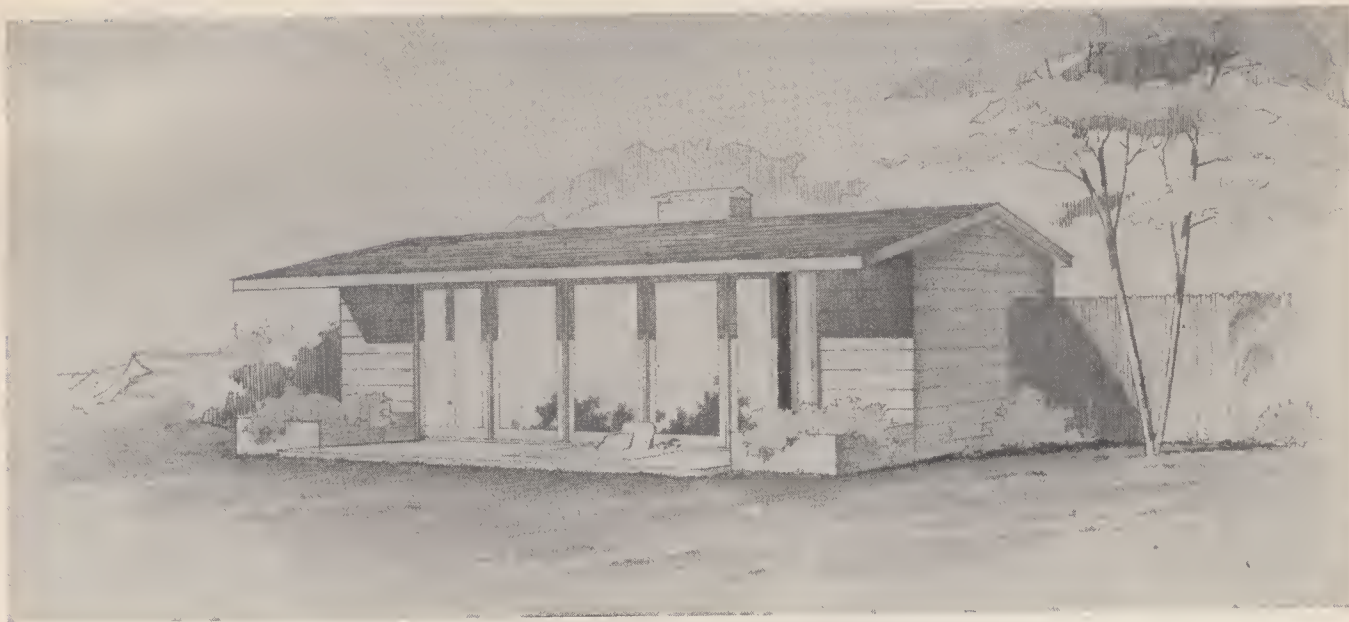
Our original concept for this type design has been achieved by bestowing beauty, comfort and a contemporary tone to VACATION RETREAT C-31 making it a HOME TO LIVE IN—AWAY FROM HOME.

A few of its outstanding features: two bedrooms, bath, two spacious closets, a pullman kitchen and full width living room all contained in a space of only 572 square feet permitting utmost privacy yet accessibility.

The pullman kitchen offers maximum efficiency. The bathroom has been planned for private access from the bedrooms and back-to-back plumbing with the pullman kitchen. And what a living room!—24'6" wide with an 18' "window wall." It's only a step away from a covered terrace as large as the living room. Notice the corner fireplace? It was designed for those chilly nights (a wonderful place to pop corn or roast chestnuts).

This model is truly a vacation paradise.

prize SMALL HOMES

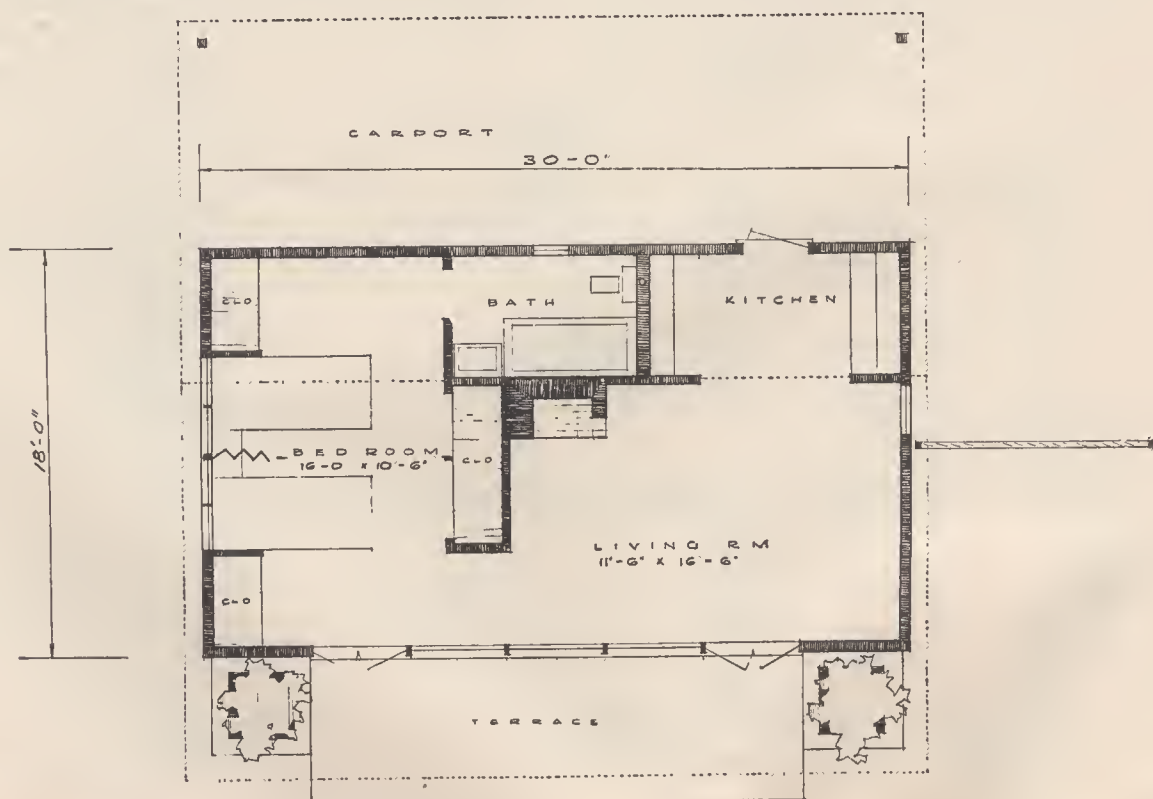


Home Design Associates

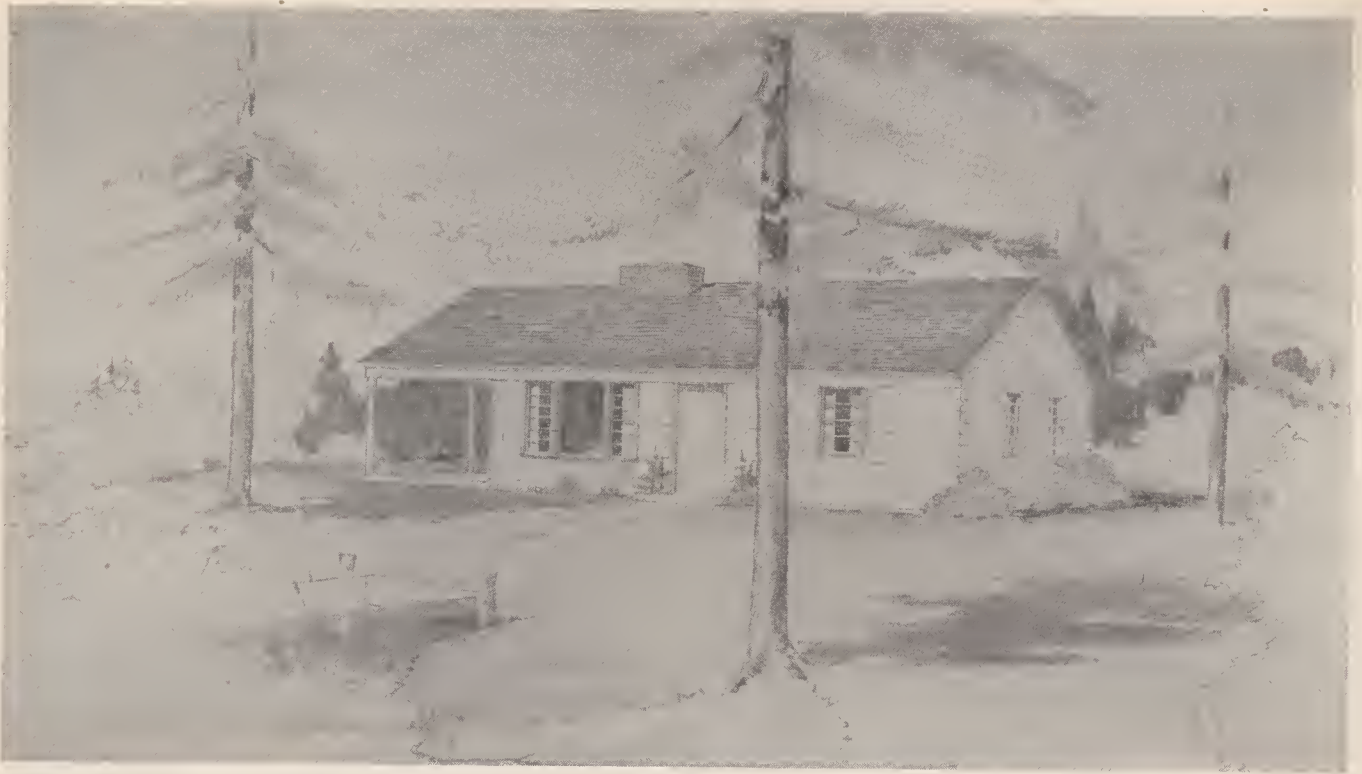
DESIGN # D.A. C-32

It is certainly very easy to picture our Plan C-32 as your ideal HOME TO LIVE IN AWAY FROM HOME. This model has 540 sq. feet of wonderful living area—300 sq. feet of covered terrace and a carport—a perfect place to spend your vacation or free weekends. Some of the features of this pleasant VACATION RETREAT are its one or two bedrooms (you can close a folding partition), both, living room, and kitchen with

plenty of dining space. Then there are closets galore and a corner fireplace—room for every living purpose. Built in the right spot, the full width window wall provides an exciting view of the landscape and other surroundings wherever you stand inside. Remember, all our series of VACATION RETREATS are always small enough to fit the pocketbook—big enough to fit the family.



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Home Design Associates

DESIGN # D.A. C-33

New England likes the Cape Cod home—with this design we offer now the Cape Cod VACATION RETREAT. No matter where—in a setting of lovely shade trees, on a lake or perched on a hilltop—this HOME TO LIVE IN AWAY FROM HOME would still retain its old New England charm and even enhance the beauty of the landscape.

Yet it is spacious and durable enough to make a fine year-round home with all the domestic trimmings.

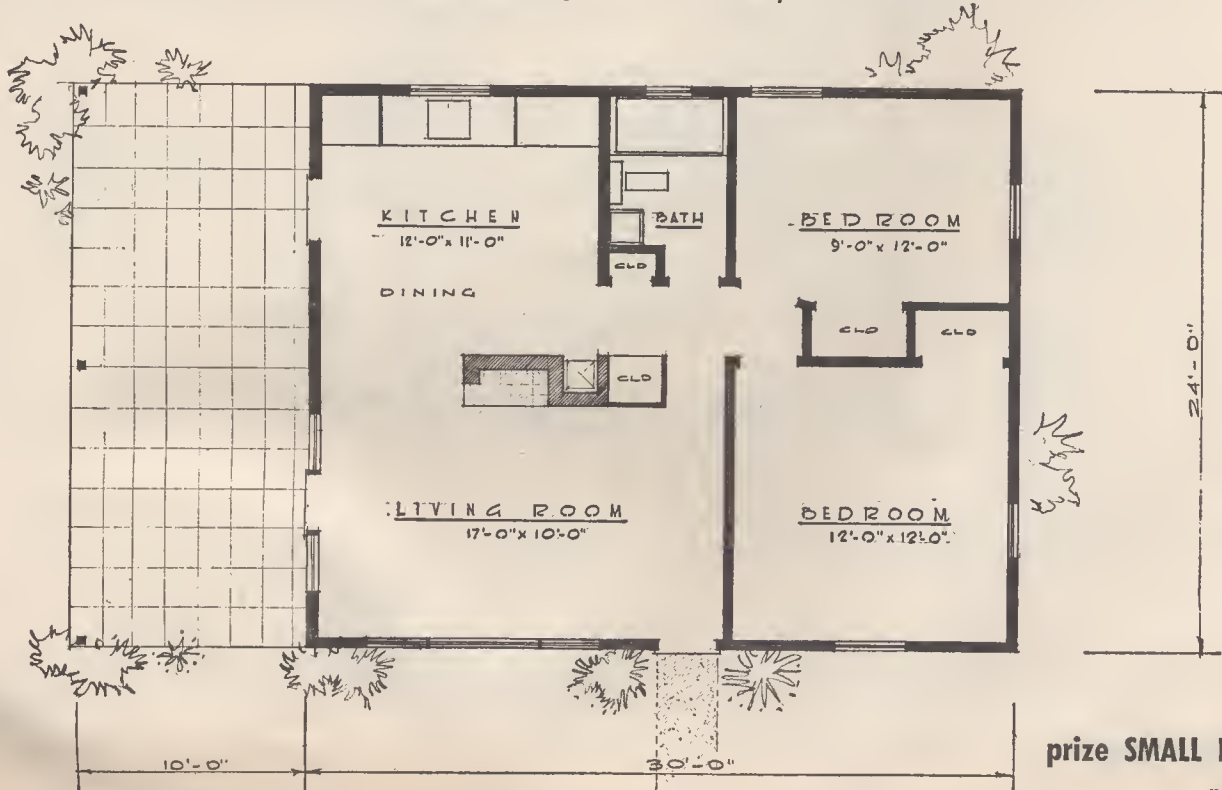
A few outstanding features:

Closets—four of them and each good-sized.

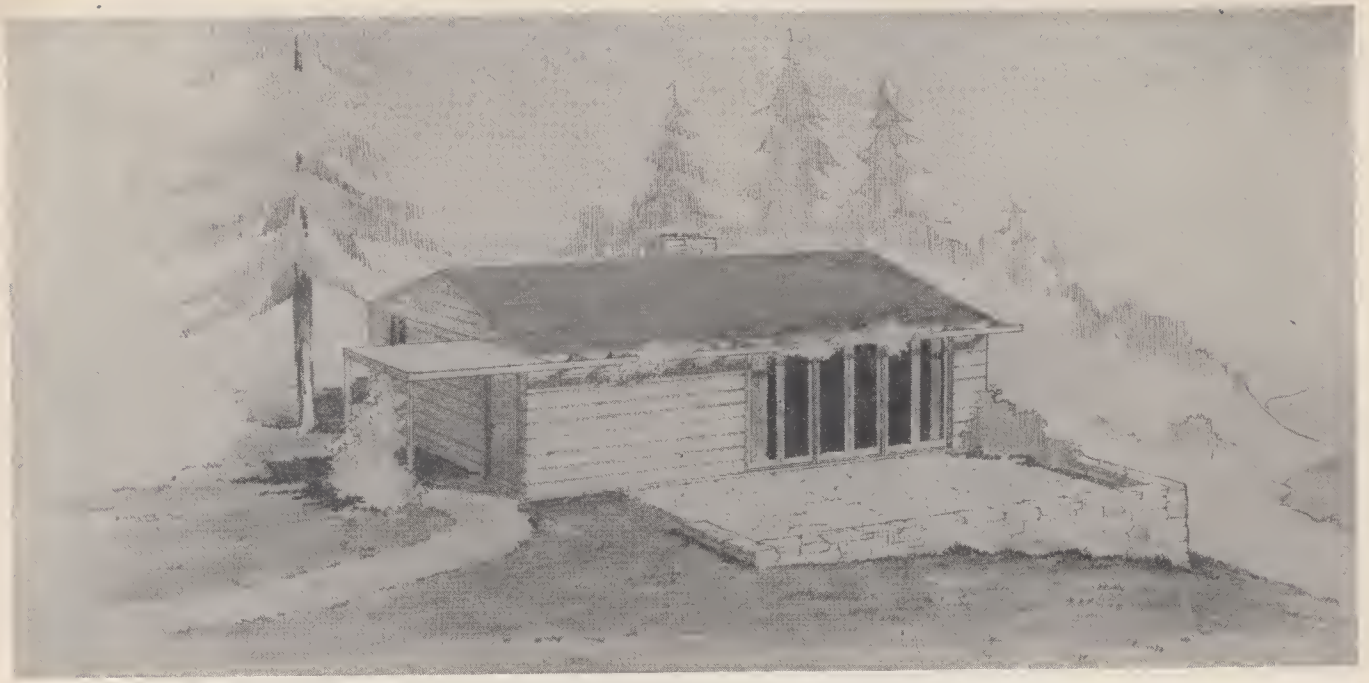
Bedrooms—two of them and very large.

Living-Dining-Kitchen separated by a lovely fireplace wall (note the heater space). This combination is the full depth of the house and opens onto a large terrace for that so desirable indoor-outdoor living effect.

No need to say more. The plan tells the story more effectively than words.



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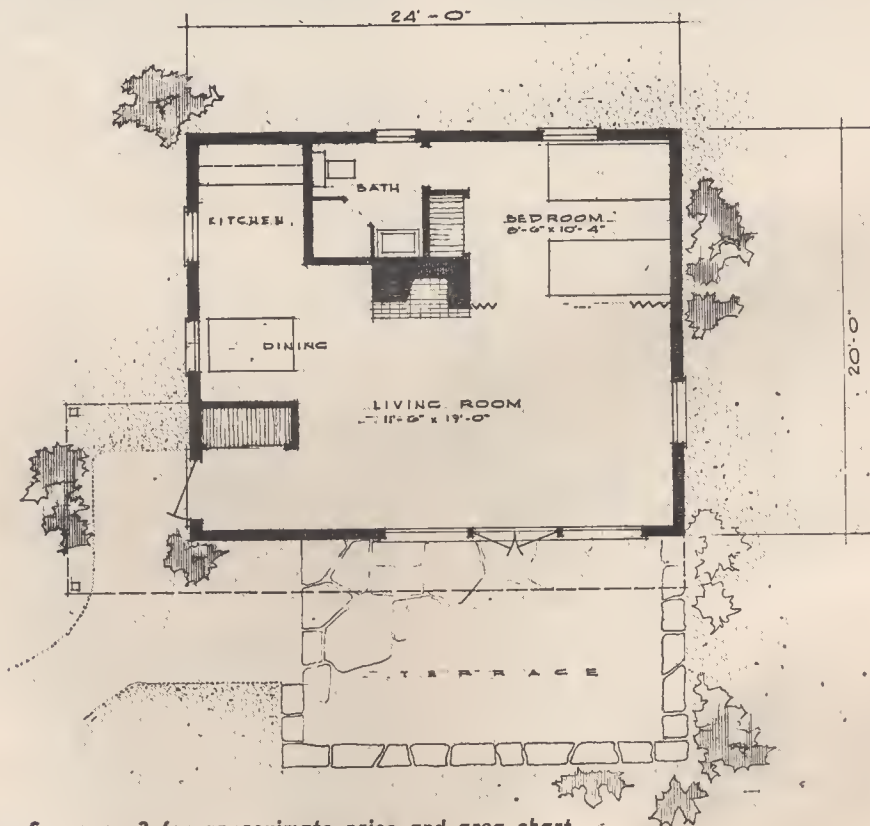
Home Design Associates

DESIGN # D.A. C-34

Here is that little hideaway you have dreamed about. A comfortable cabin nestled in the woods or along the lake. Its unique feature is a striking entrance cover extending over the window wall which brings the outdoors into intimate contact with your living room area. In this summer haven is a *large partitioned bedroom* which doubles as a living area. Another feature is the

combined kitchen and dining room which provides plenty of space for the family and guests. For vacationer's convenience this home also contains a *large bath with shower stall*.

The exceptionally *large terrace* shown on the plan will add immeasurably to the pleasure of the time you spend in your VACATION RETREAT.



See page 2 for approximate price and area chart



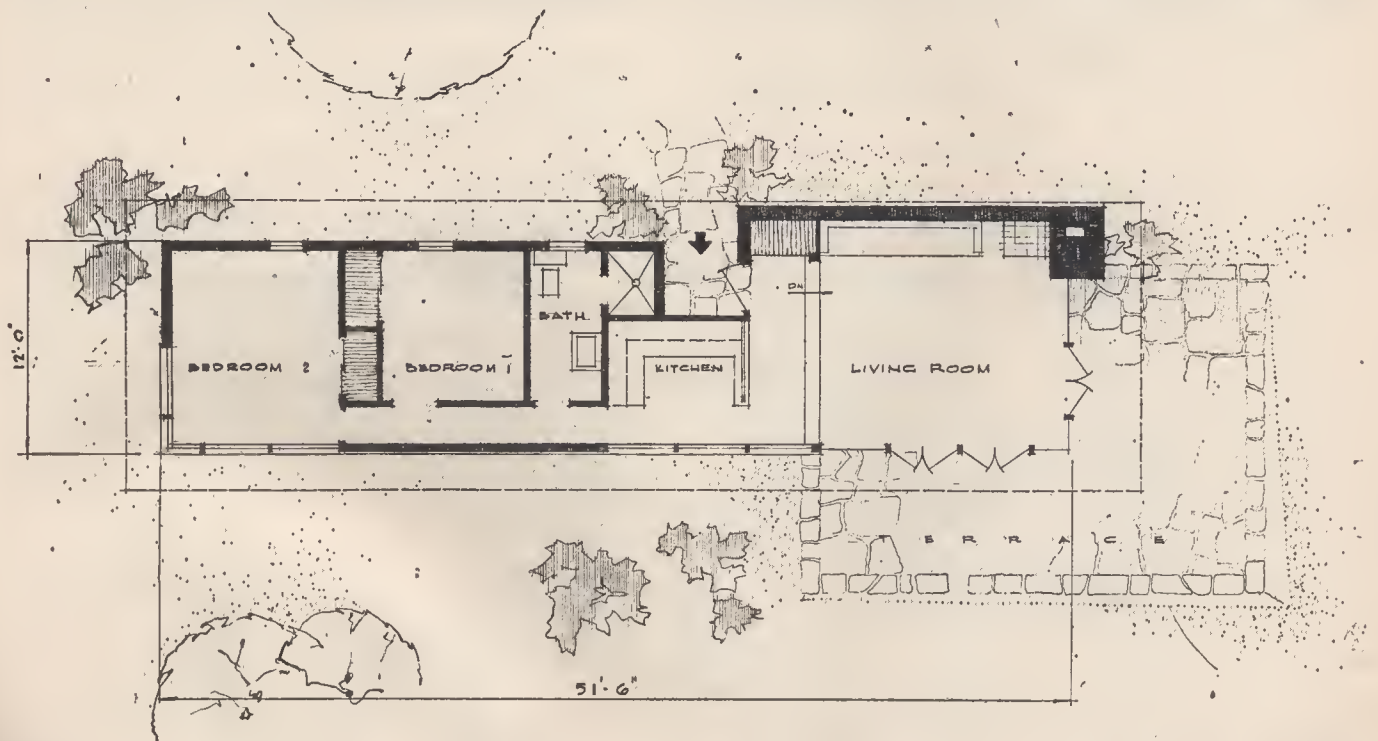
Home Design Associates

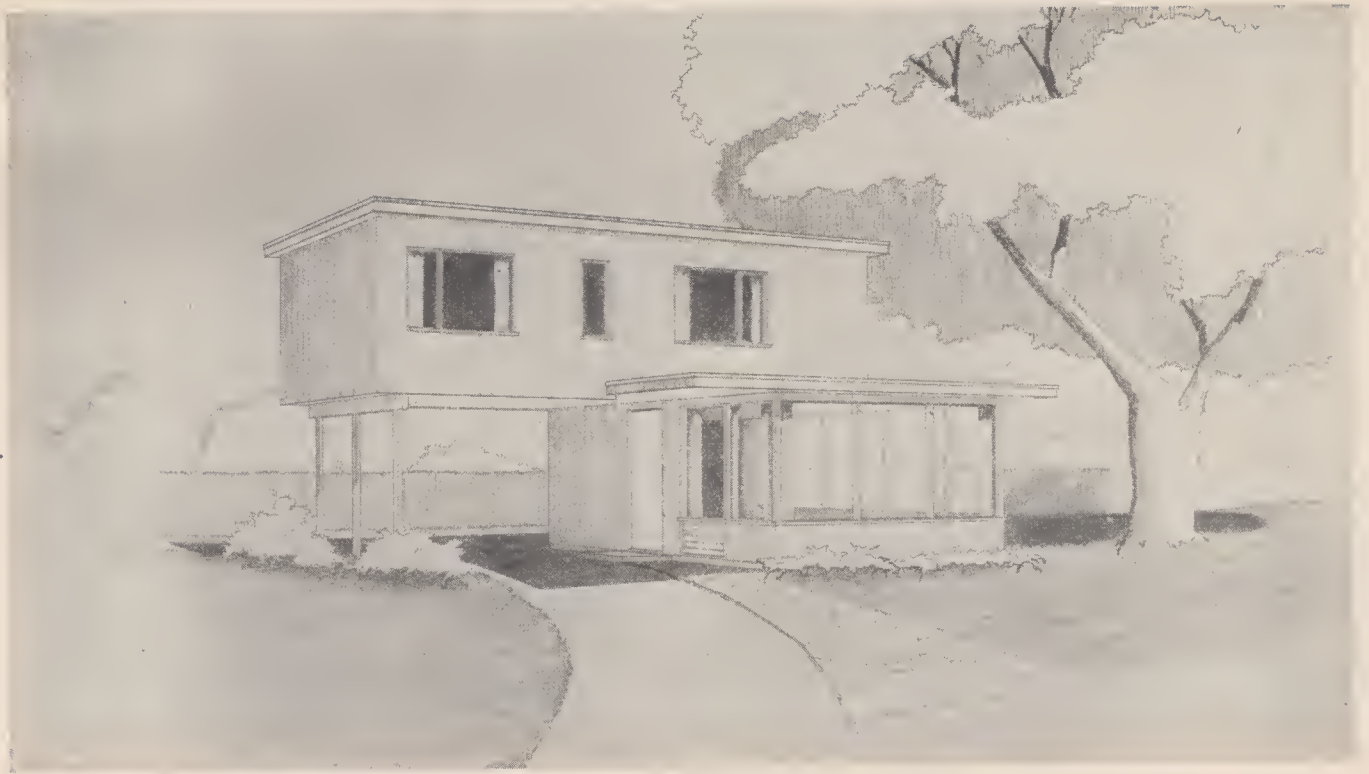
DESIGN # D.A. C-35

This low, rambling VACATION RETREAT is definitely in the luxury class yet economical to build and maintain. Wide over-hanging eaves, large window walls and ready access to the terrace brings this plan to a point approaching the solar home. Two extra large bedrooms with expanded closets form the sleeping wing. An "L" shaped

kitchen with a view of the covered entrance is another unique feature of this summer asylum.

Other characteristics of this resort spot is the sunken living room with its high ceiling and spacious terrace. To the left of the front entrance is a large closet for guest convenience. This model is truly a vacation paradise.



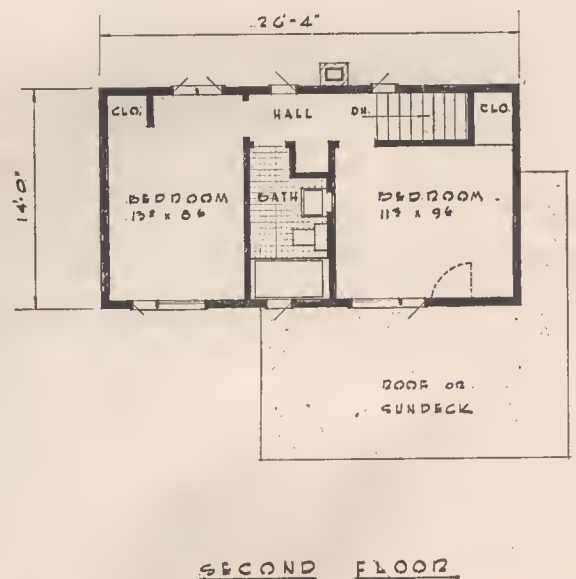
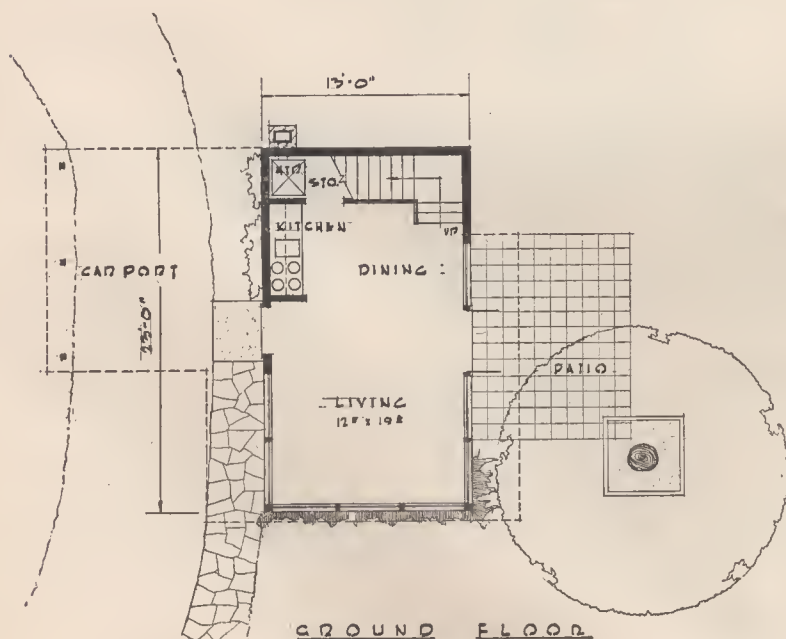


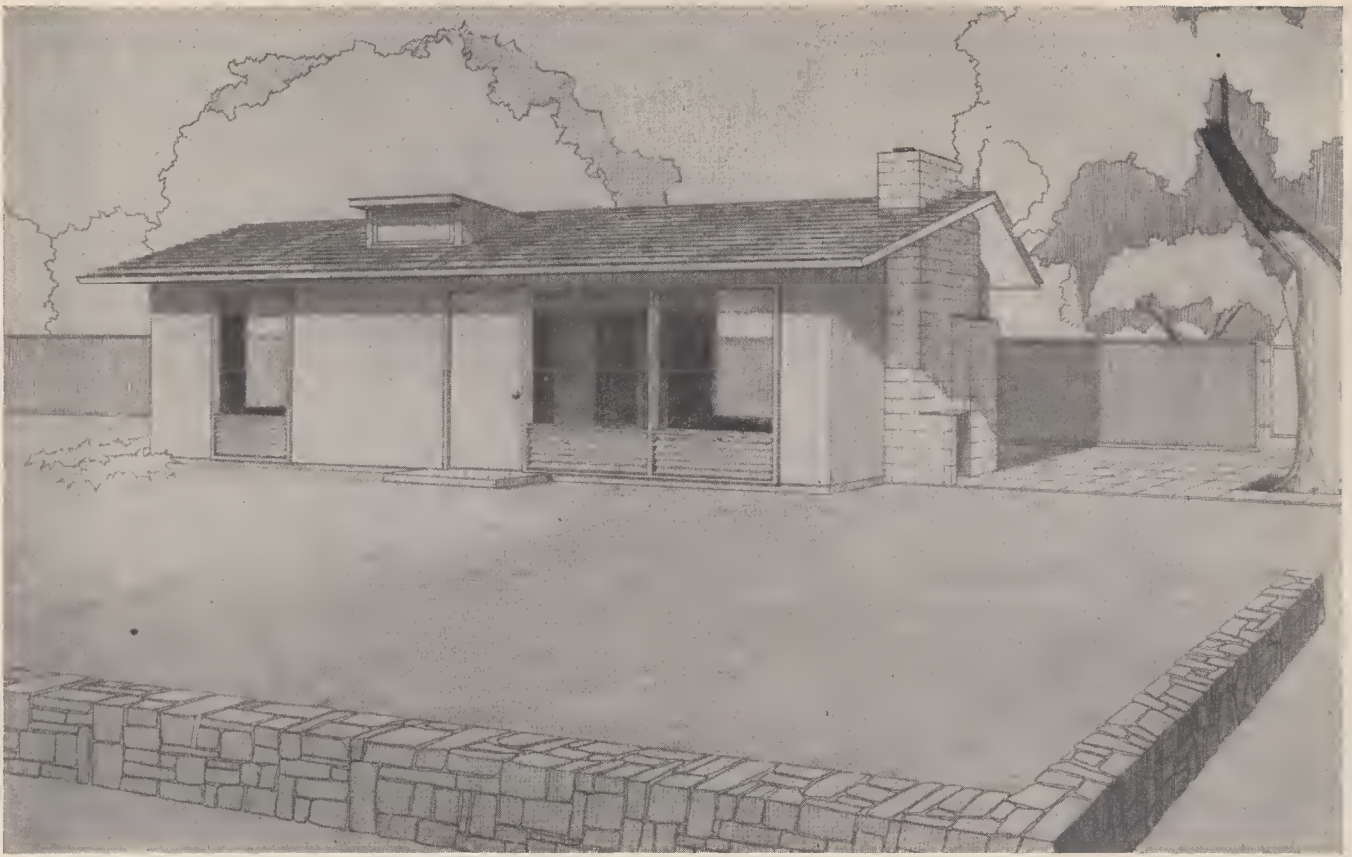
Home Design Associates

DESIGN # D.A. C-36

Here is a model that stands alone in the field of VACATION RETREATS. Its double rectangular design at right angles presents a unique and modern pattern in summer dwellings. One of its outstanding features are a carport and a sundeck. The carport can be converted into a screened porch.

Scan this model thoroughly before deciding on a vacation home of your own. Notice the *compact layout* of the first floor rooms with easy access to the front and rear entrances. Only stock materials and universally recognized methods of building are used in the construction of this summer paradise.



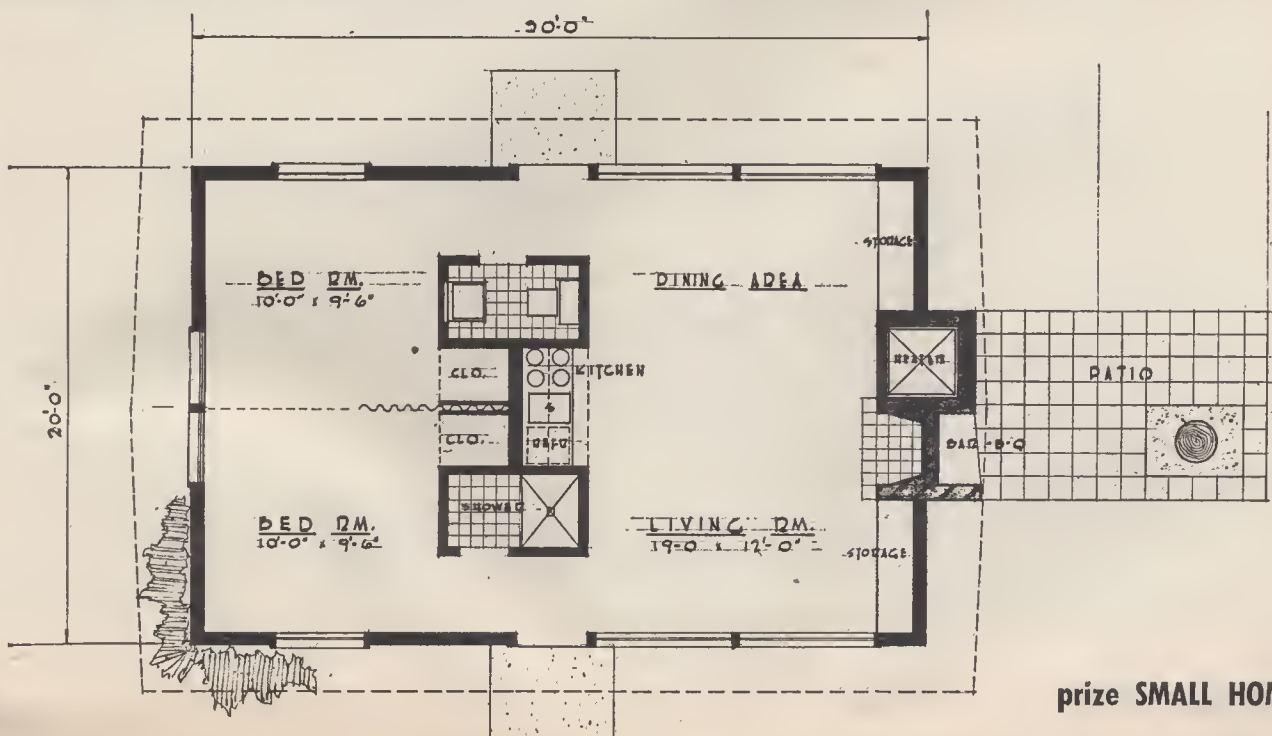


Home Design Associates

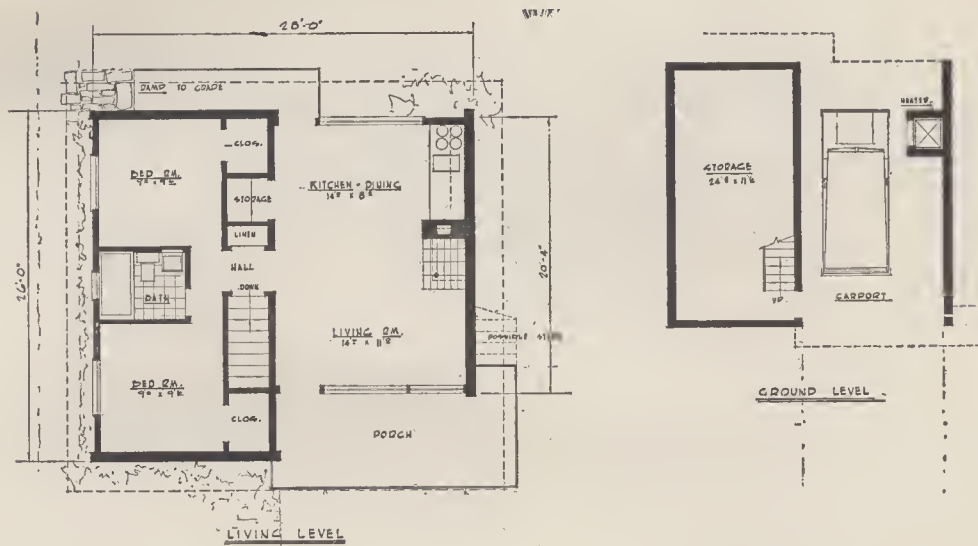
DESIGN # D.A. C-37

Whether you build on a waterfront lot or in a wooded area you're sure to enjoy this VACATION RETREAT. It is simple, attractive and economical. As in most other vacation homes, heater space is provided for possible conversion to year-round use. In this model's 600 square feet you have all the comforts of home. Featured is a fireplace and Bar-B-Q as

well as two bedrooms separated with folding partitions. This home away from home also contains a private shower and lavatory. A full length living room, dining room and kitchen make for smooth and comfortable living the year round. As in most of our other vacation dwellings it is planned on the solar principle with the wide overhang acting as a sun shade.



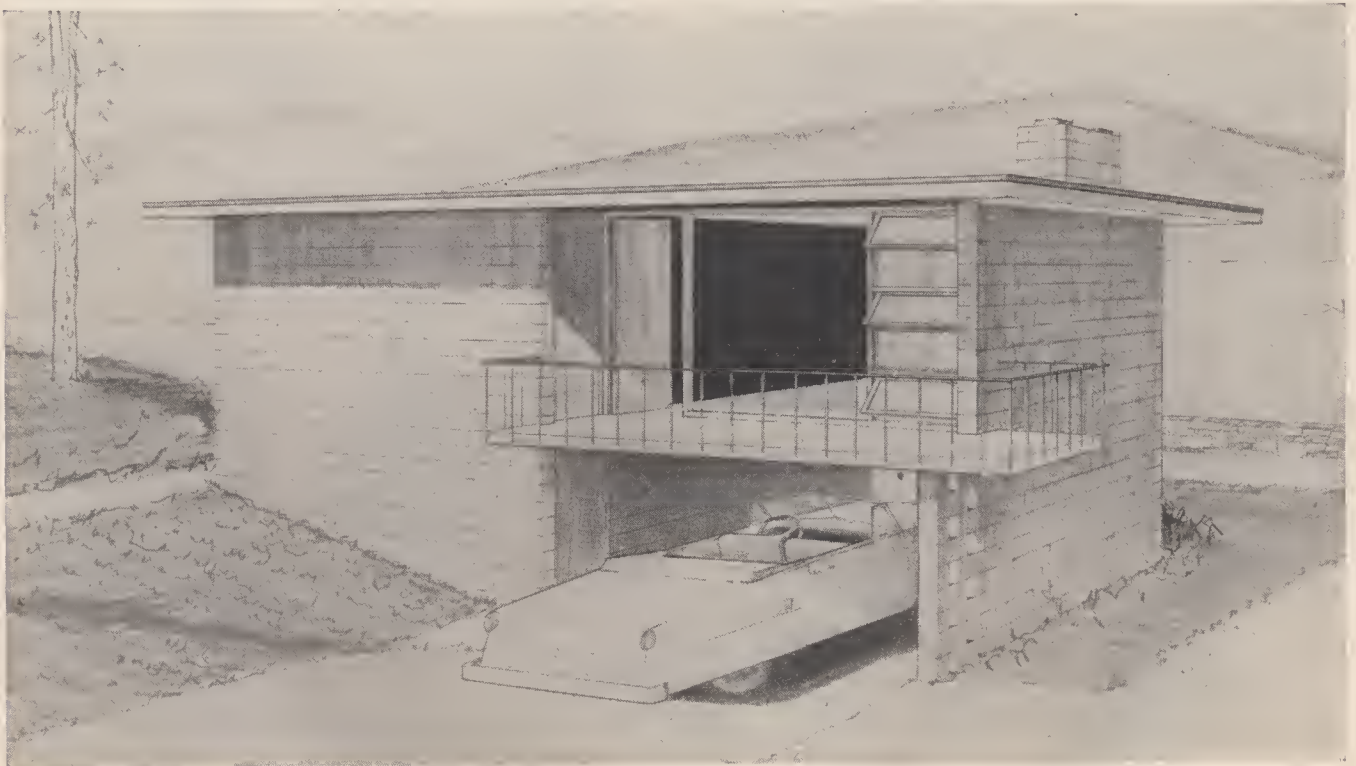
prize SMALL HOMES

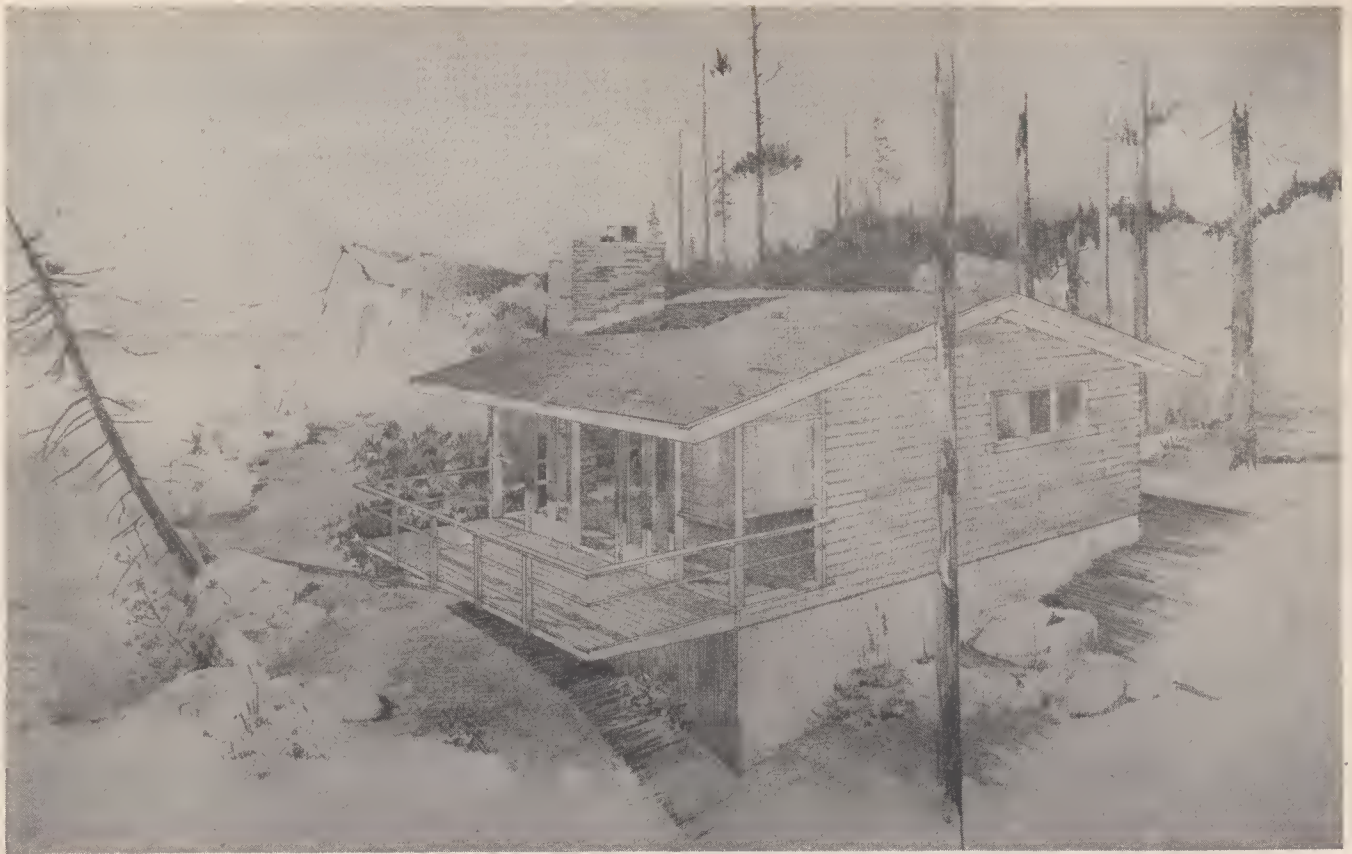


Our Vacation Retreat series has proven the need for more of this type unit.

Up to now we have designed units of frame construction only. However, we designed C-38 for two reasons: first because of the need of a masonry unit, secondly to provide a unit for use on sloping lots.

This plan serves both needs and serves them well. Large thru and thru Living room-Dining room-Kitchen with big plate glass windows, two big bedrooms, three large closets, big bathroom. Plenty of living space! Note the carport and large basement storage space. (This could be used as a recreation room.)



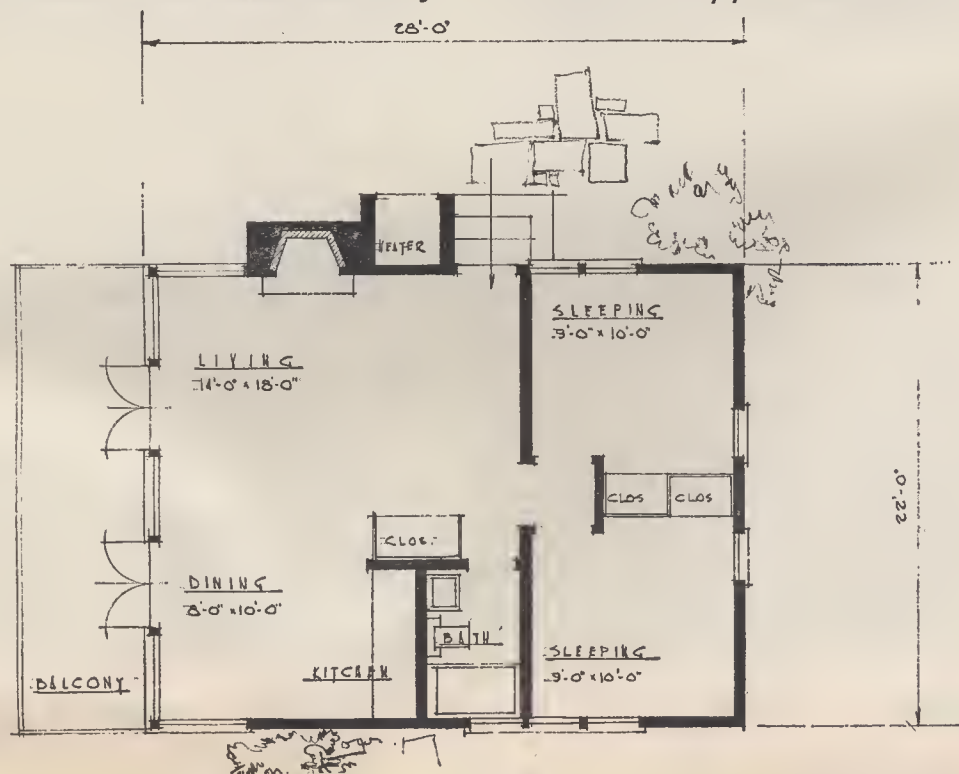


Home Design Associates

DESIGN # D.A. C-39

Once again for construction of your VACATION RETREAT we took advantage of the sloped lot. For those summer asylums with scenic view overlooking a lake our designers have designed a window wall and balcony which stretch over the slope. The giant glass partition separating the outside balcony from the combination living room-dining room-kitchen area creates the feeling

of unity in this HOME TO LIVE IN AWAY FROM HOME. Exceptional features of this model are the wide, full living-dining room-kitchen section, the large fireplace with built-in heater space for winter conversion, and the two spacious bedrooms with plenty of closet space. If you're looking for comfort during those hot summer months this is truly your dream come true.



prize
SMALL
HOMES

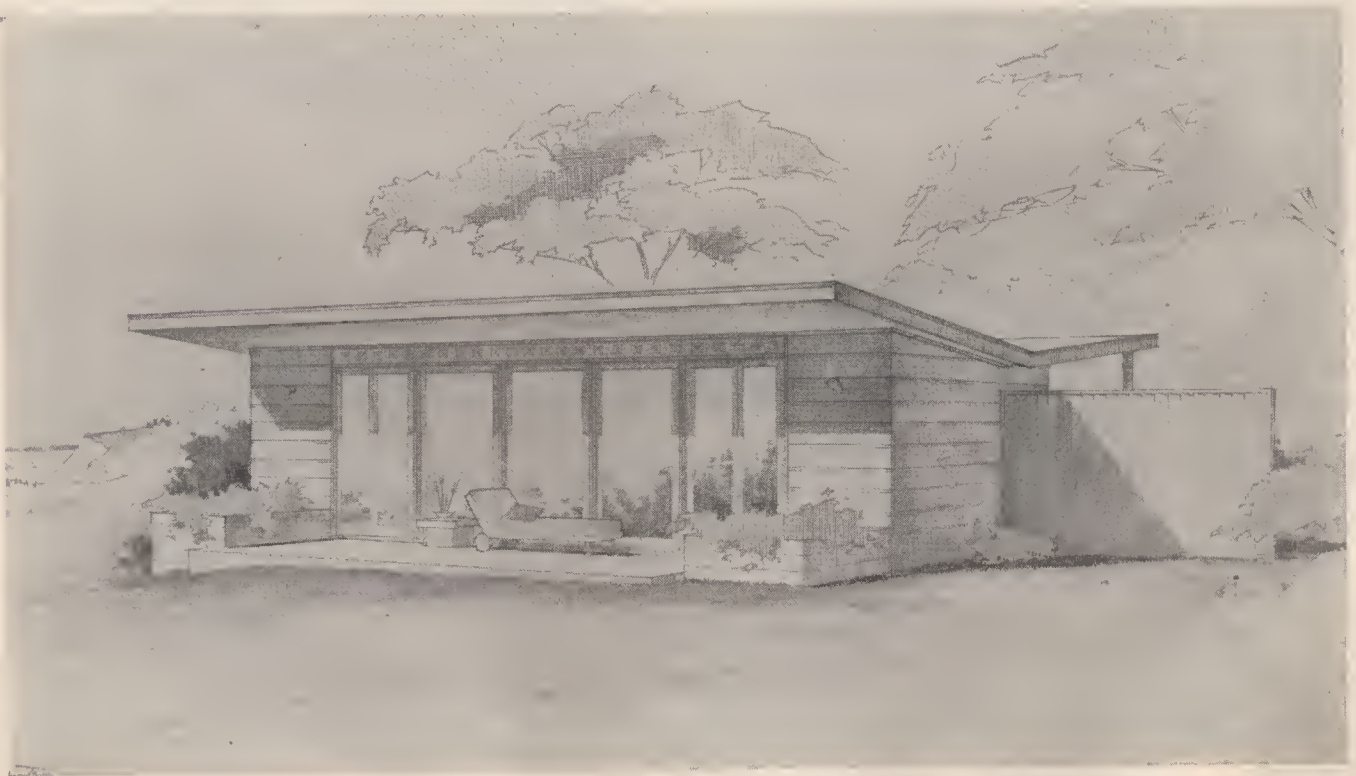
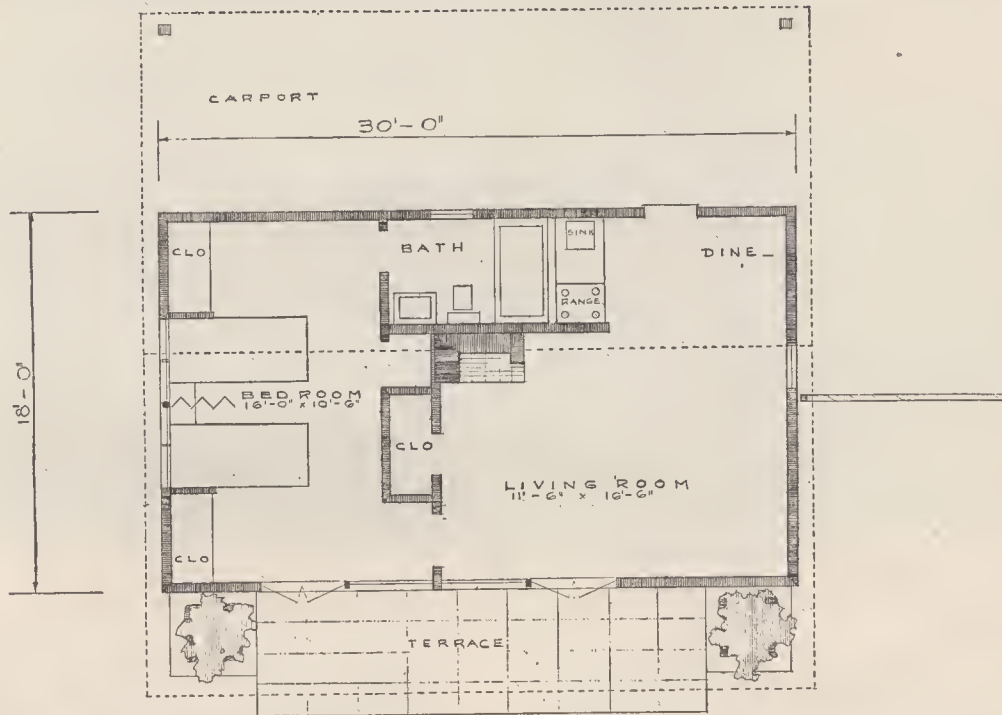
It's hard to beat this cozy, idyllic model as your HOME TO LIVE IN AWAY FROM HOME. Enhancing its doll-house appearance are the butterfly-type roof and frieze-like motif over the window wall.

Yet despite its first-glance compactness this plan has most of the features of a big home—comfortably usable kitchen, L-shaped Living-Dining Room, full size bath and

closets galore, for every family member.

The full width window wall particularly provides an exhilarating view of the landscape. An unusual touch here is the carport. Few cottage retreats have this added convenience.

C-40 is small enough to fit the pocketbook, big enough to fit the family.



This Vacation Retreat was designed primarily with one aim in view—simplicity in vacation living. You'll find nothing fancy in its design to add to the cost, no gingerbread to detract from the overall smart, clean-looking appearance.

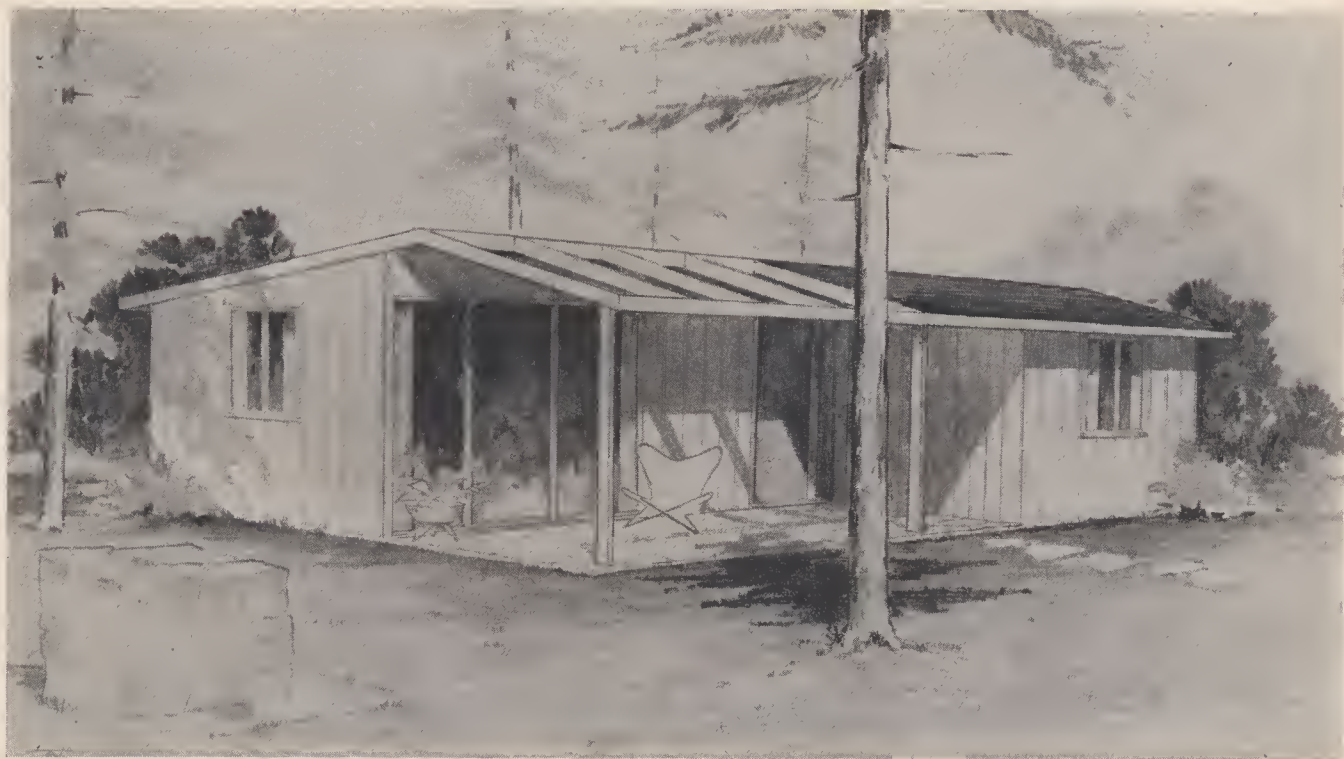
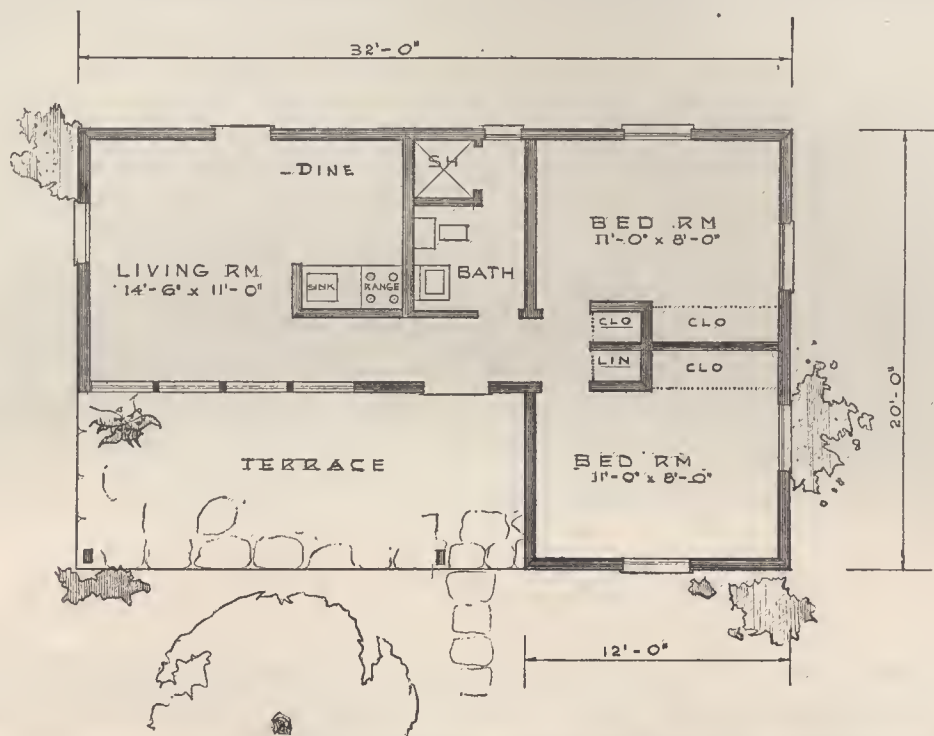
Notice the interior: L-shaped Living-Dining Room, Pullman Kitchen, full bath with stall shower and two large

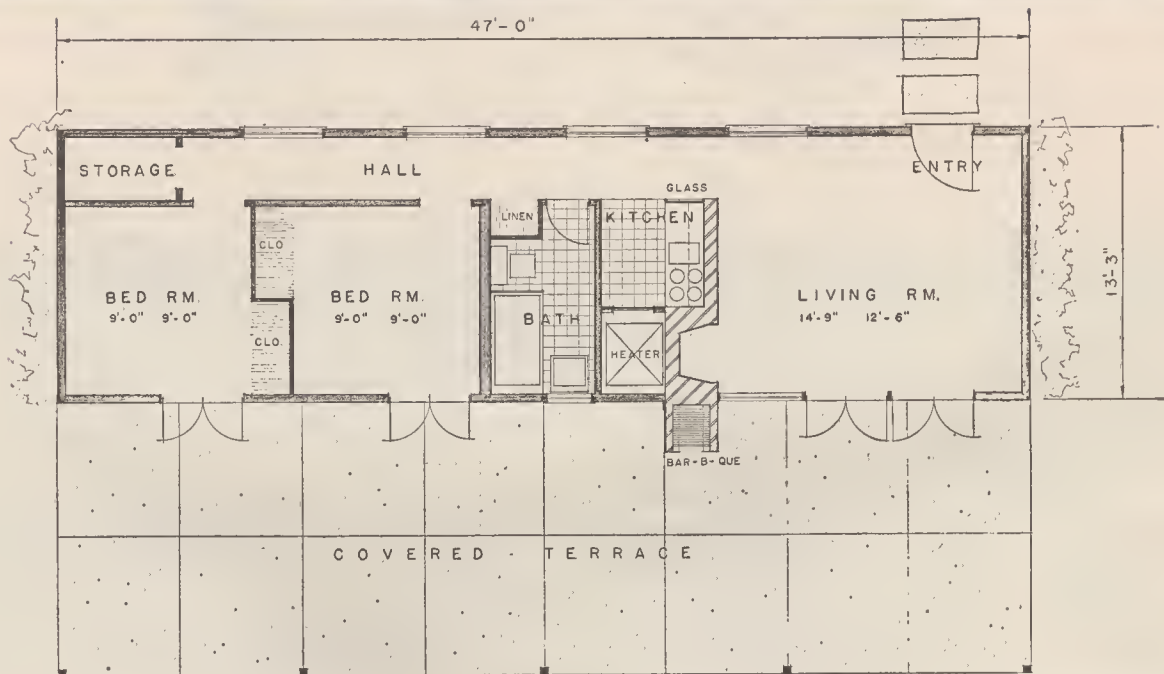
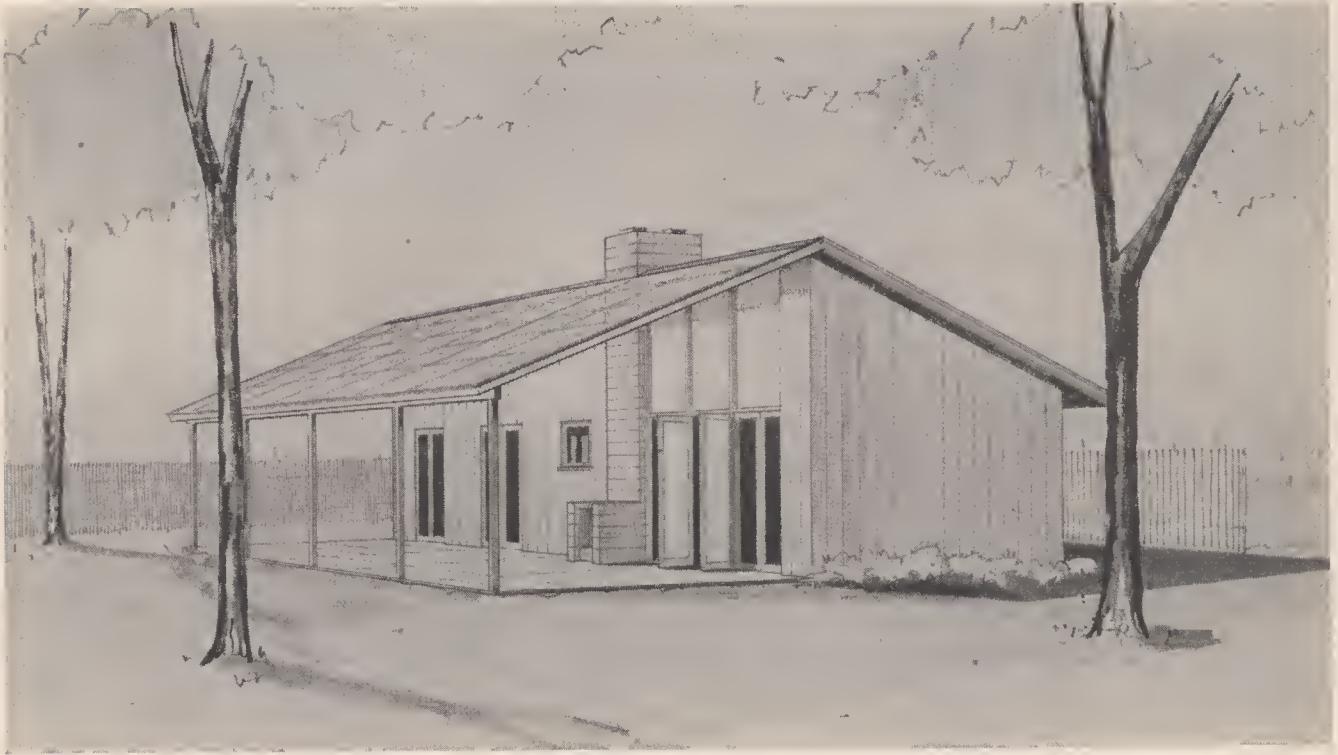
bedrooms with spacious closets.

It's easy to visualize this model on a site that overlooks a lake or has a wide mountain view.

Whether you spend a long weekend or all Summer here, this Vacation Retreat will prove to be the crowning touch to your comfortable vacation living.

And, of course, this is also an economical plan.



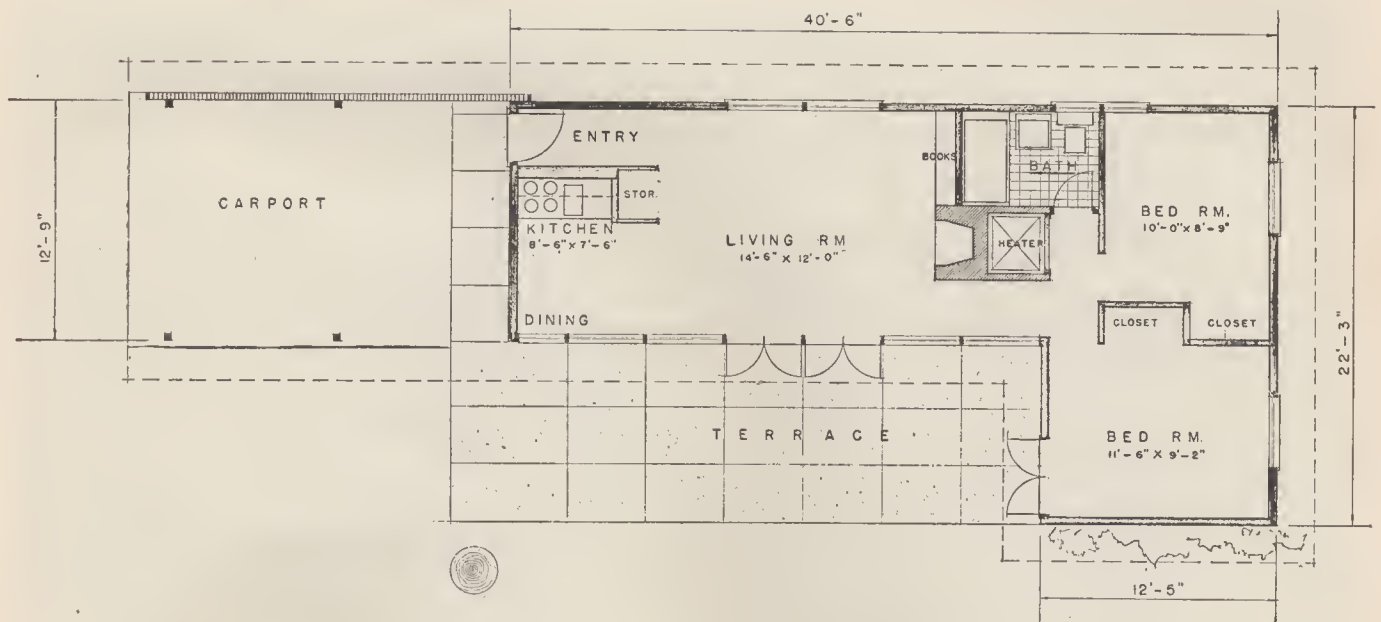


FLOOR PLAN

Here is a vacation retreat which furnishes complete comfort and enjoyment away from city living. The outstanding feature of this model is the full length, covered terrace with access from every room. The roof of this unique terrace is made of corrugated plastic squares permitting the sunlight to filter through in various color

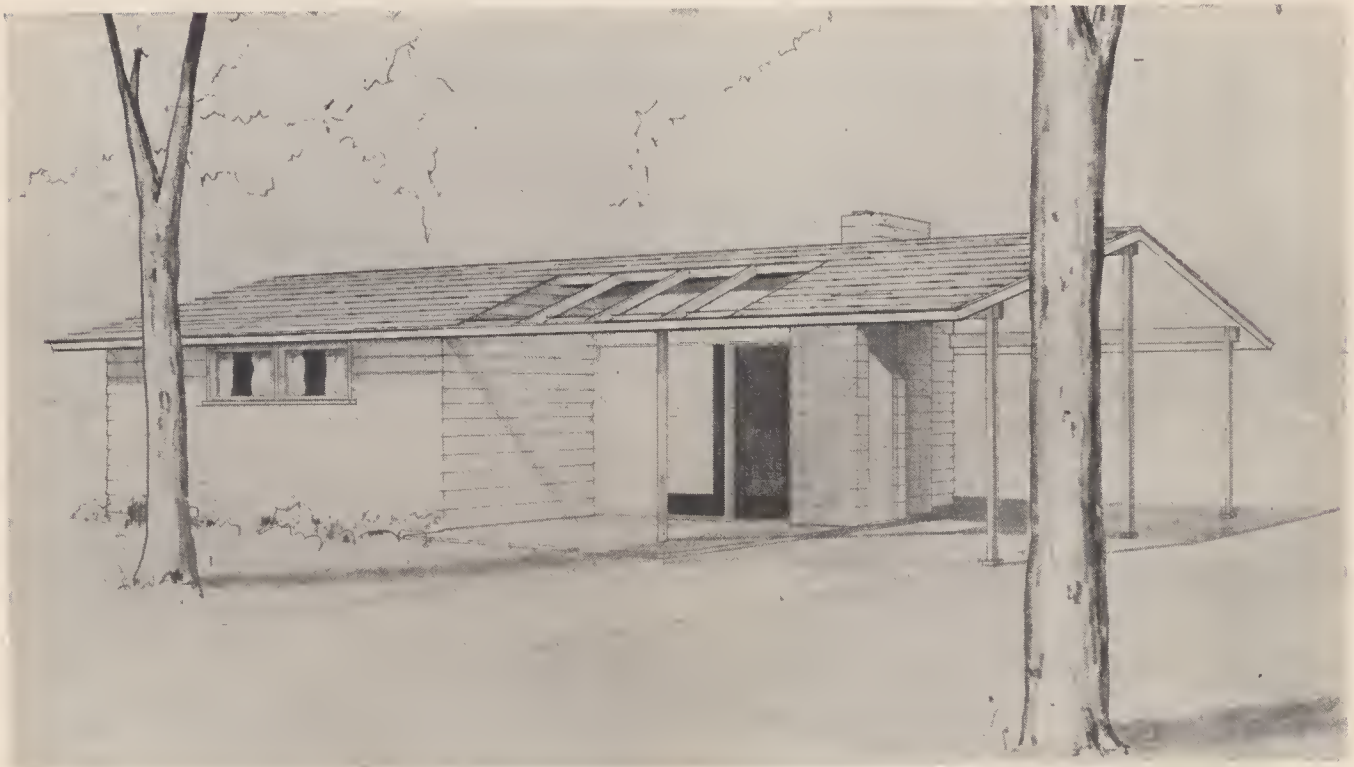
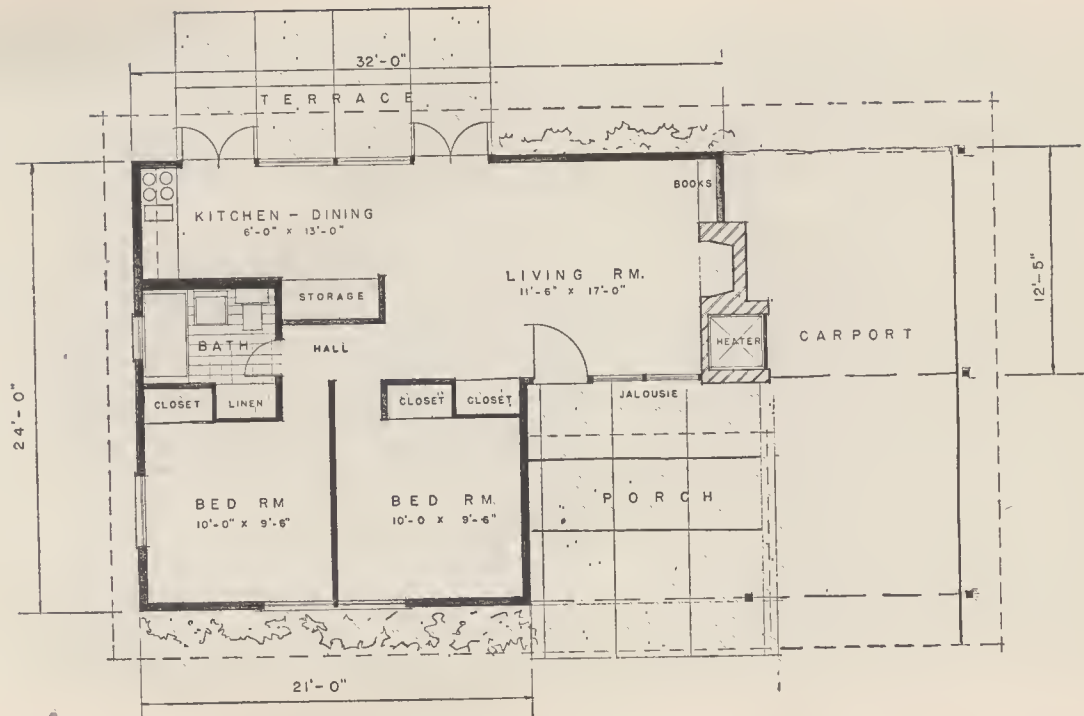
shadings. This attractive feature affords a beautiful and pleasant view of adjoining lake or landscape.

Other bonuses offered with design C-42 are the large fire-place and masonry wall and the smart looking Bar-B-Q. This home is exceptionally roomy with plenty of closet space to easily accommodate the whole family.



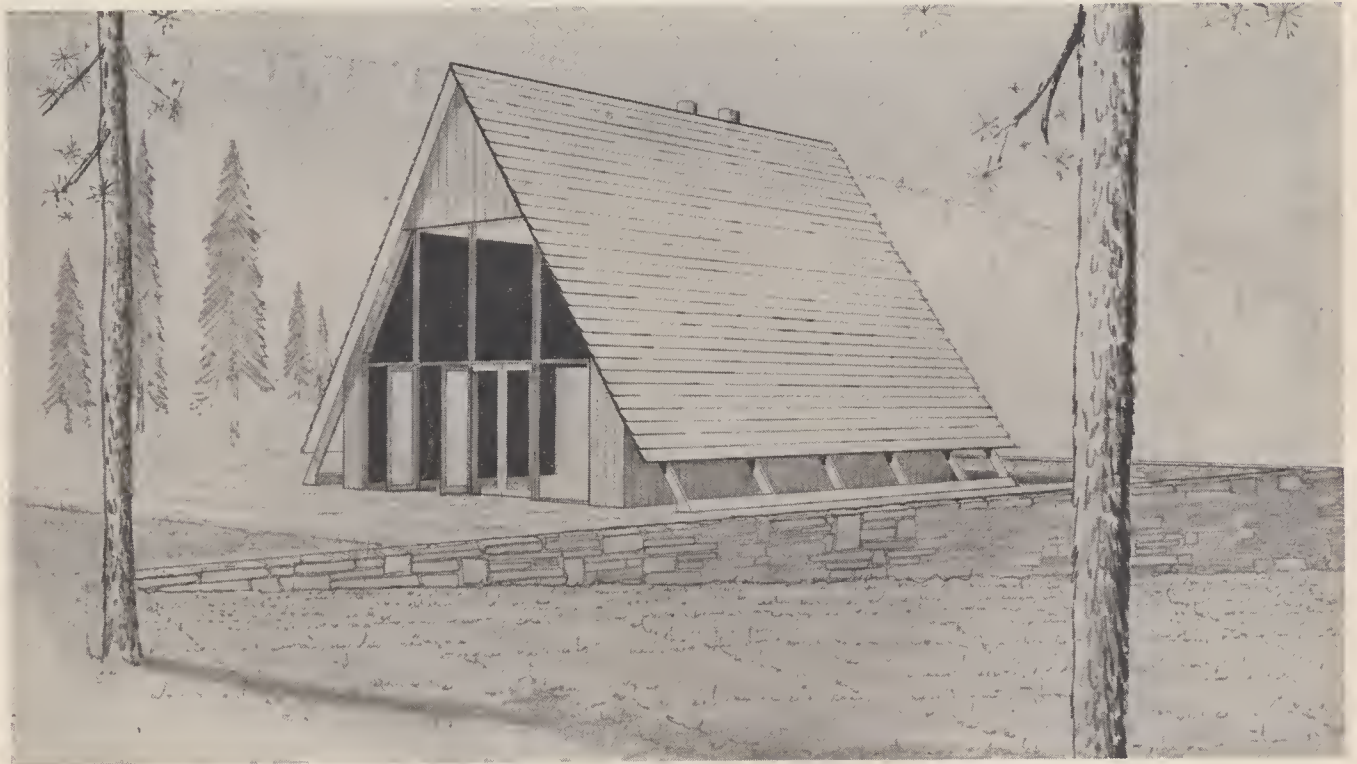
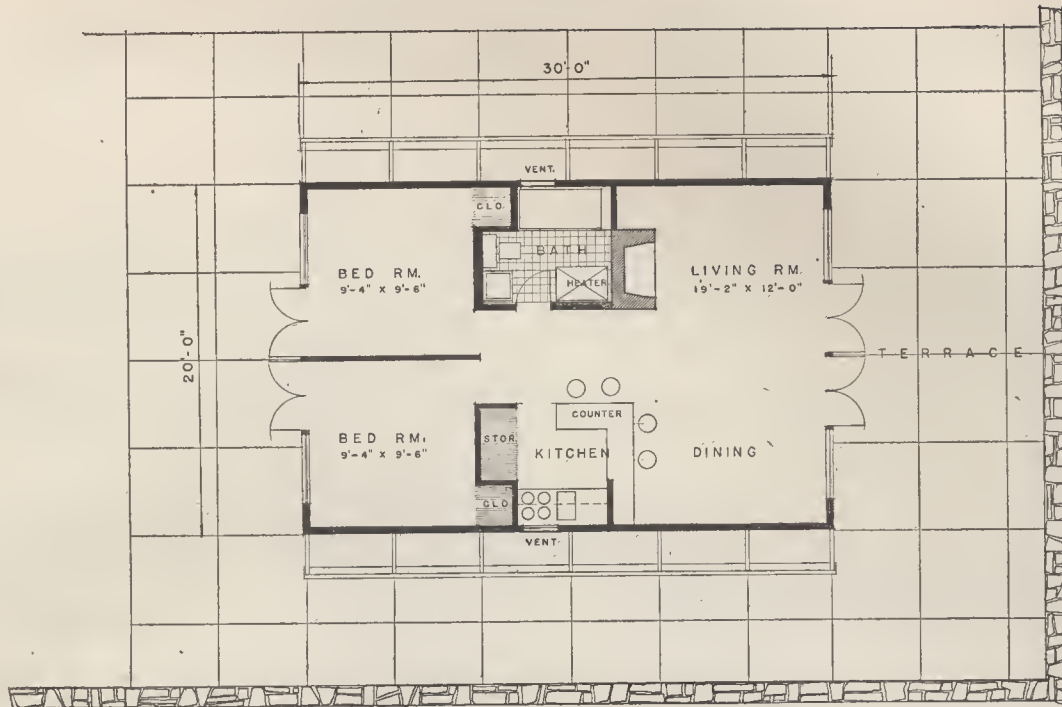
This vacation retreat is in a class all by itself. It is luxurious, attractive and comfortable but because of its many outstanding characteristics is slightly higher in price than most vacation homes in this section. Any type lot along the lake-front is suitable for this dwelling. It can be placed in any position without de-

tracting from its beauty or practicability. Special features are a large living room-dining room area, modern kitchen and inside vestibule. This model also contains two extra-large bedrooms with an abundance of closet space to fit the needs of the entire family. The carport and terrace are an added bonus.



In this vacation retreat one roof covers everything—the home, the terrace and the carport. This is another of our designs large enough to comfortably fit the family and small enough to fit the pocketbook. Here's a design that speaks for itself. Notice the ease of

circulation in this home away from home. Something we don't mention too often is the simplicity with which this vacation paradise can be maintained. It's so easy to clean and keep things in order that Mom can really enjoy her vacation. A perfect nest for summer relaxation.



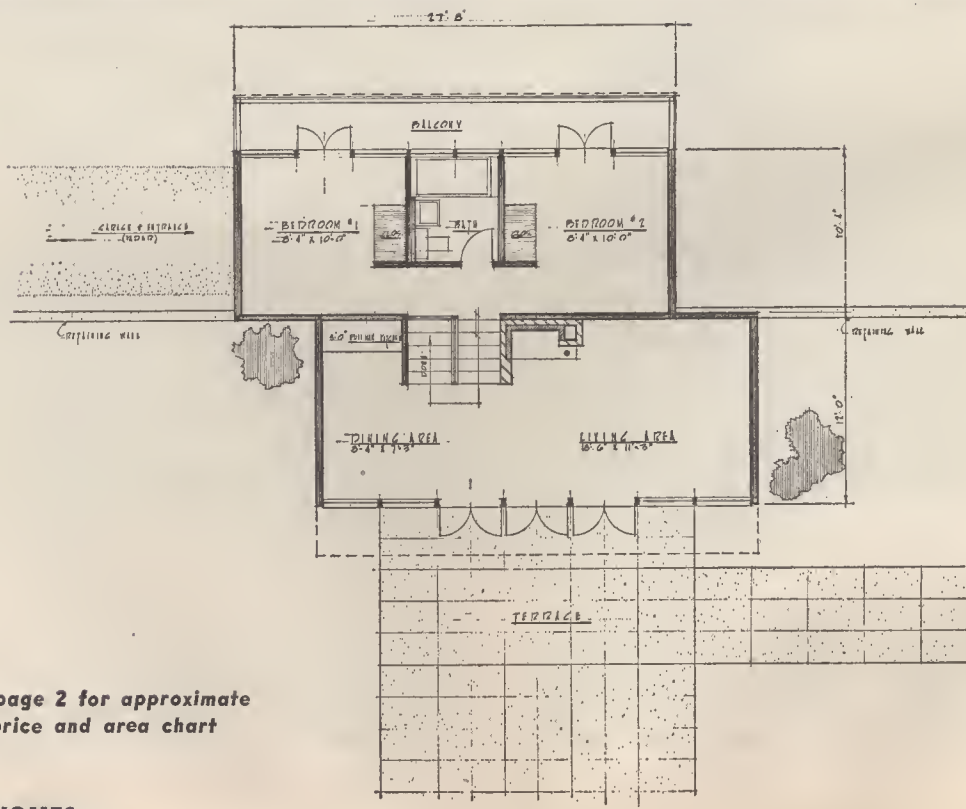
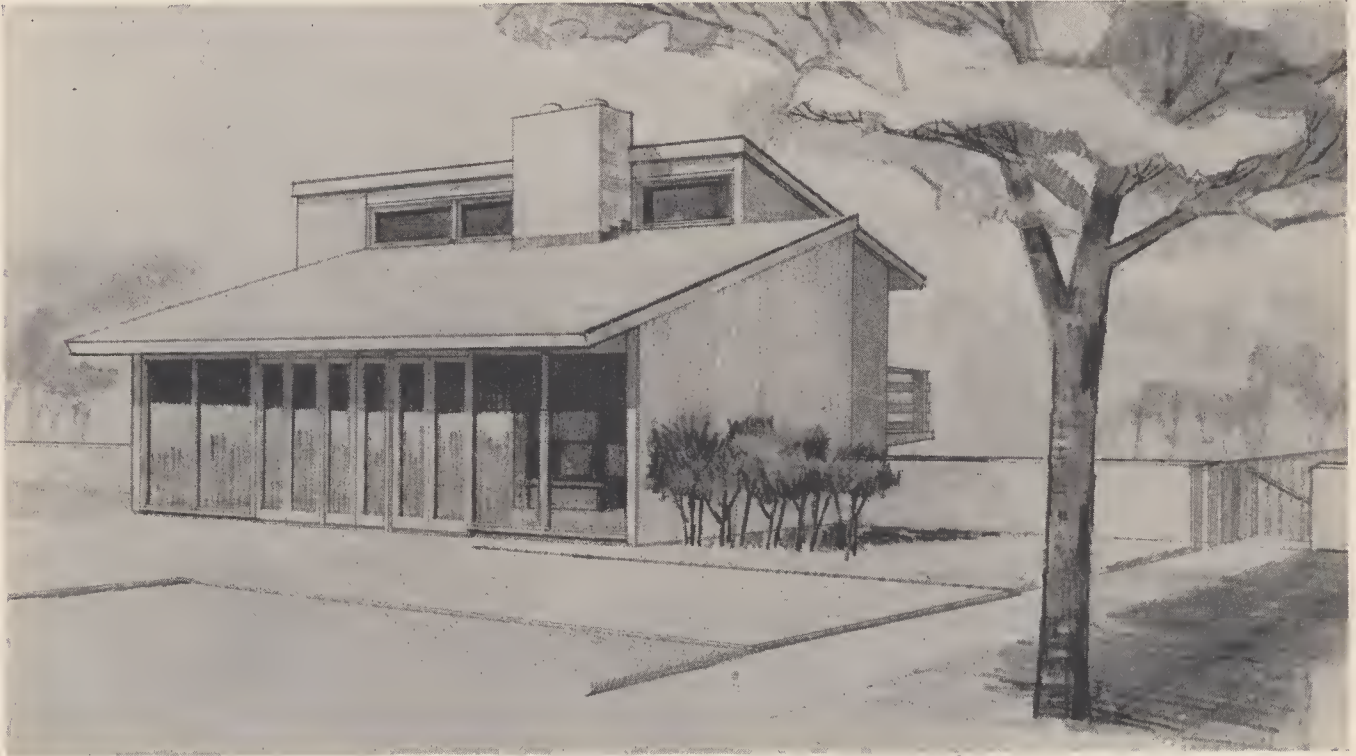
If you're the real outdoor living enthusiast—the sort who doesn't care about the pretense and trimmings of a summer existence—then this vacation retreat is bound to intrigue you. Comparatively speaking it's the most inexpensive plan in this section. It's technically flawless, too. Set on a concrete slab, the

model has a floating appearance on the ground. The layout provides for a snug fit of kitchen and snack bar into the living room-dining room area. Lots of glass adds to the perfect vacation tone.

You think that high, expansive roof doesn't serve a useful purpose? It's a terrific cooling potential.

With this model we proudly intraduce split level living into our Vacation Retreats. It's a wise step, we feel, inasmuch as the split level plan's customary savings in space and canstruction fit neatly in with holiday home designing where such ecanamy is the order of the day. The accent an rustic enjoyment is complete. The rear

balcony running the length of the hame offers a perfect deck far sun-bathing and a view of the faraway hills. The fireplace is inviting far that weenie ar marshmallow raast. And there's a further asset about the split level note. It allows raam far a garage beneath the bedroom area. A combination of the best for vacation enjoyment.

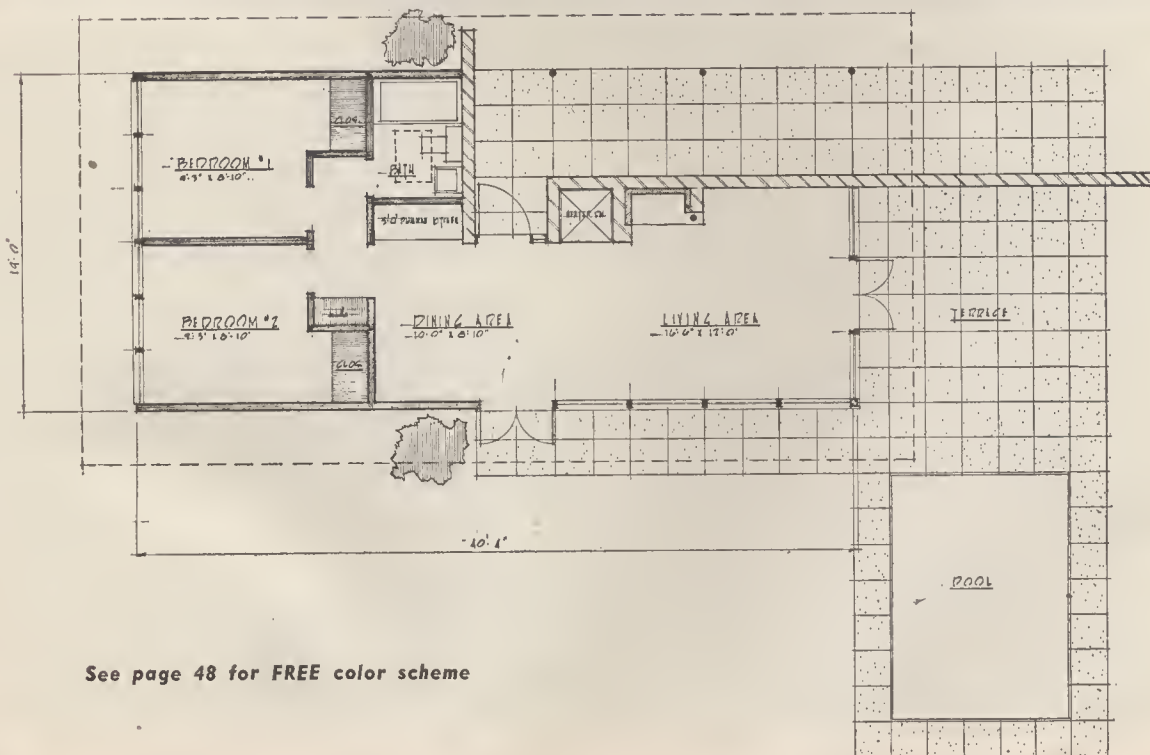
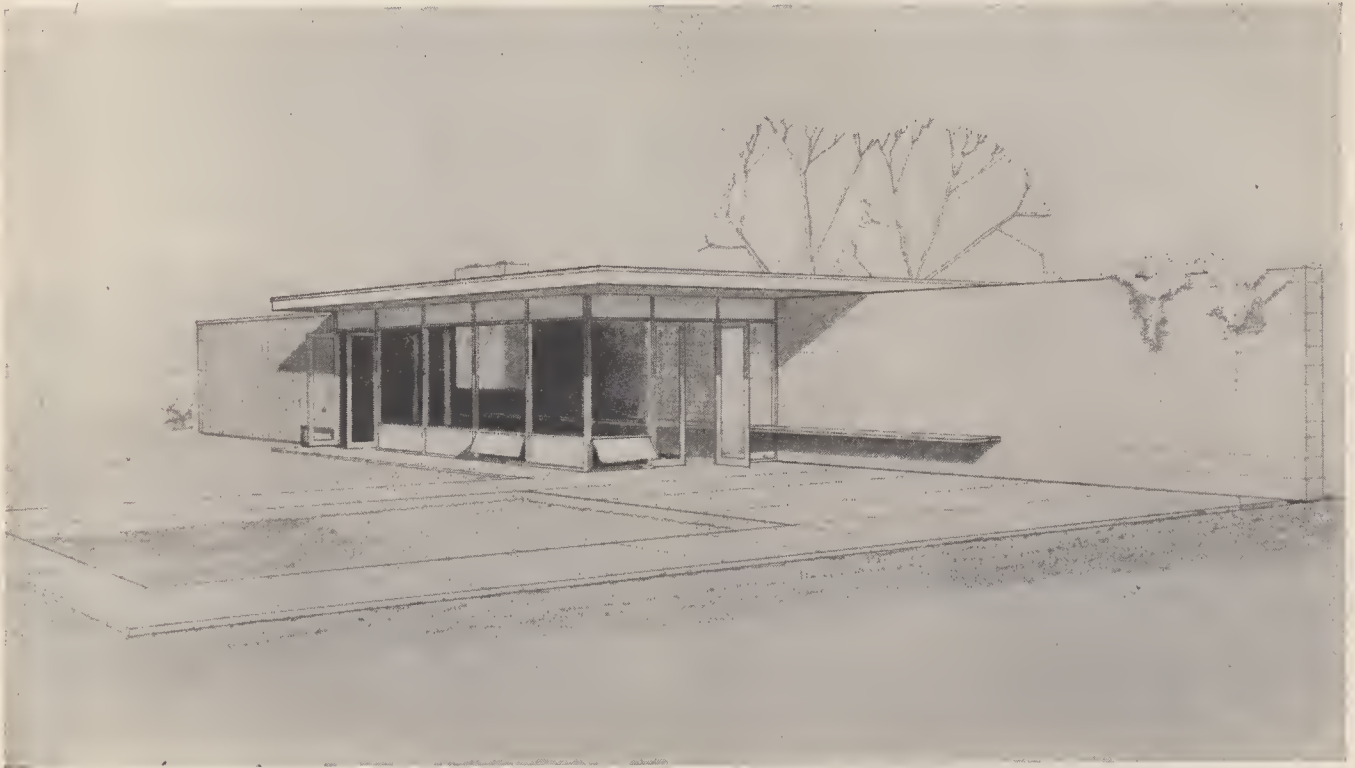


See page 2 for approximate
price and area chart

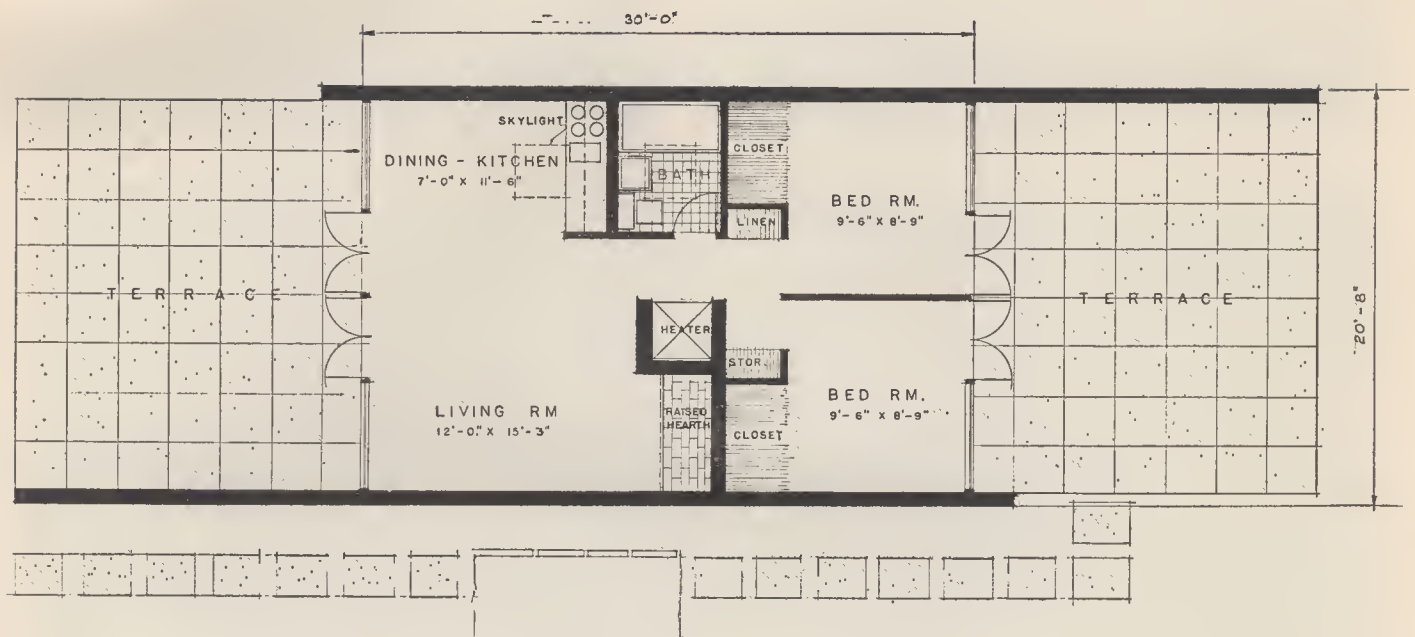
It's the graceful cinder black wall that bestows the Cinderella touch on this dramatically modern Vacation Retreat. Integral to the structure as a whole, the wall's slenderizing expanse is projected from the living room fireplace clear across the length of the terrace outside. The broad sweeping terrace further enhances the retreat's law slung appearance (the pool just happens to

be a figment of our designer's imagination and isn't actually included in the plan). A pleasant after-thought is that long built-in bench for those delightful summer evening chats.

The living-dining room area is virtually enclosed in glass. The glass stays put but vents below are adjustable to permit cool air currents to circulate.



See page 48 for FREE color scheme

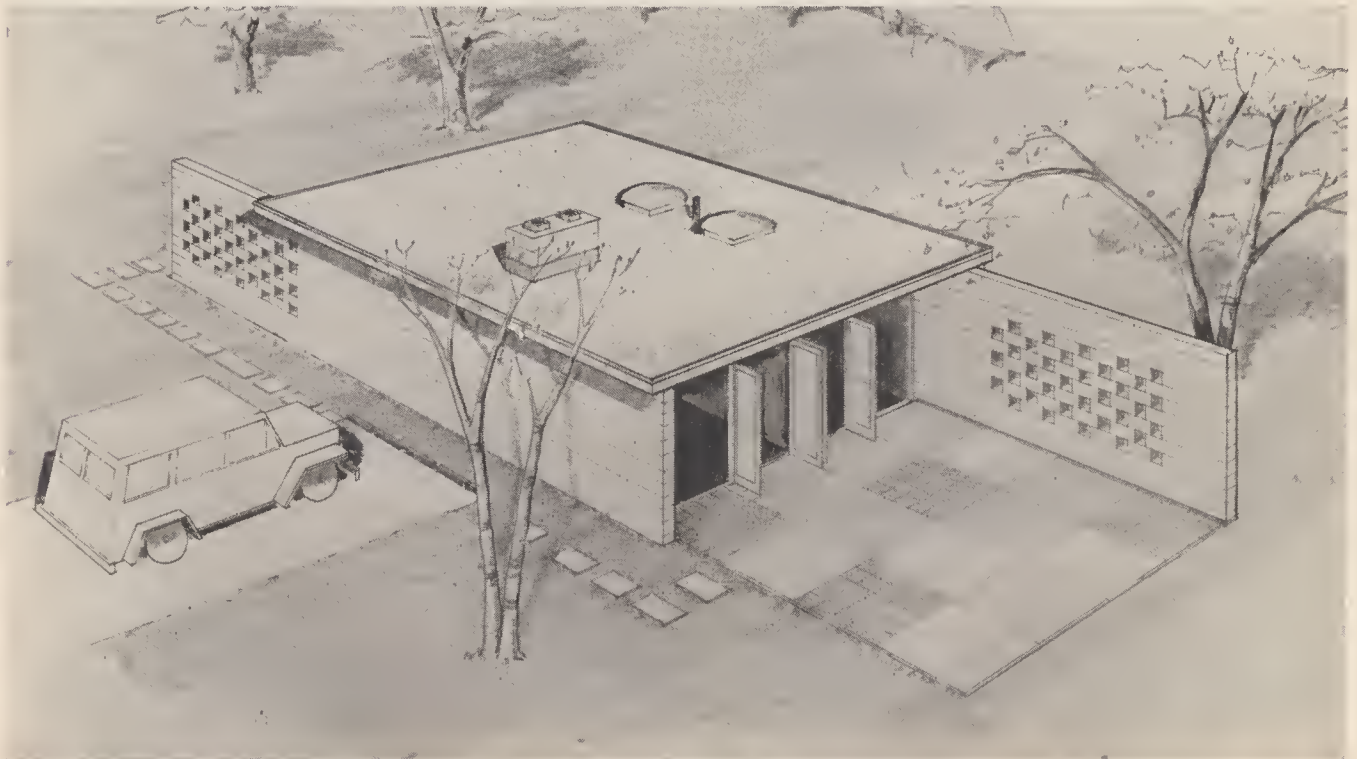


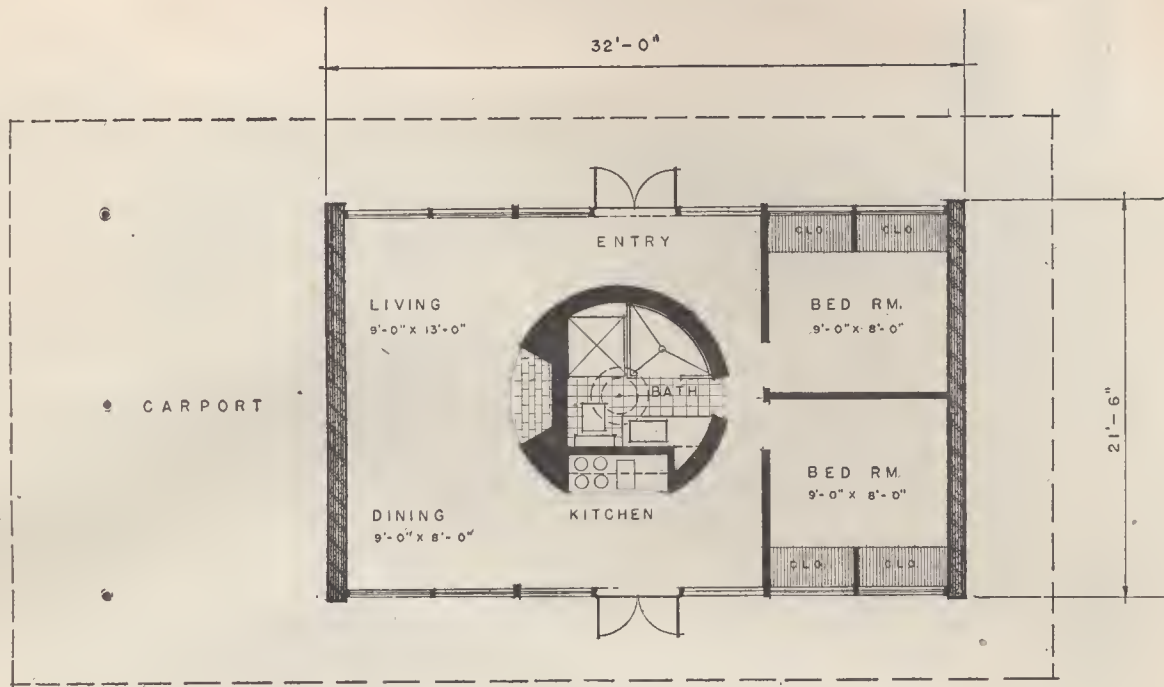
If this Vacation Retreat hits you like a flash it's because it's so basically simple and to the point. Your eye doesn't have to wander all over the lot to visualize just how solidly this model fits into place, especially on a flat, wide site.

The two masonry walls which run completely through

the structure attest to its durability. There's no monotony here. The checkerboard effect in the walls and terrace endow the home with a delightful diversity. Doors on both sides insure portal-to-portal ventilation.

Crowning touch—two tiny skylights for kitchen and bathroom.



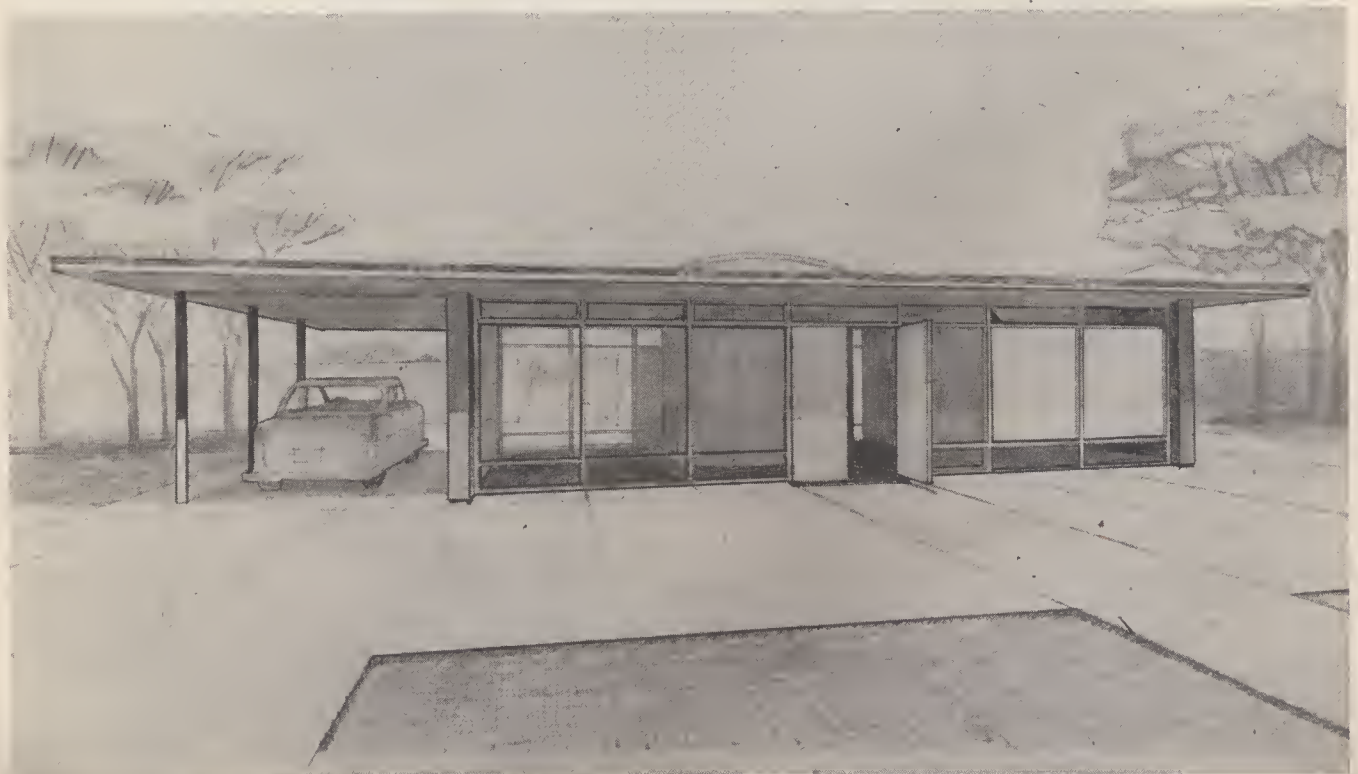


This is the holiday home with the magic circle. Everything radiates from this dwelling's cylindrical heart. An unusual arrangement whereby kitchen, heater, fireplace and bathroom are all part of the round makes this model different from any other in its class.

Yet this is planning to the most efficient and prac-

tical degree. Access to the mechanically useful section of the Vacation Retreat is just a matter of a few steps from any area of the structure. You couldn't ask for more consolidation.

Don't let those wide open glass spaces disturb your privacy. A few handsome drapes will do the trick.



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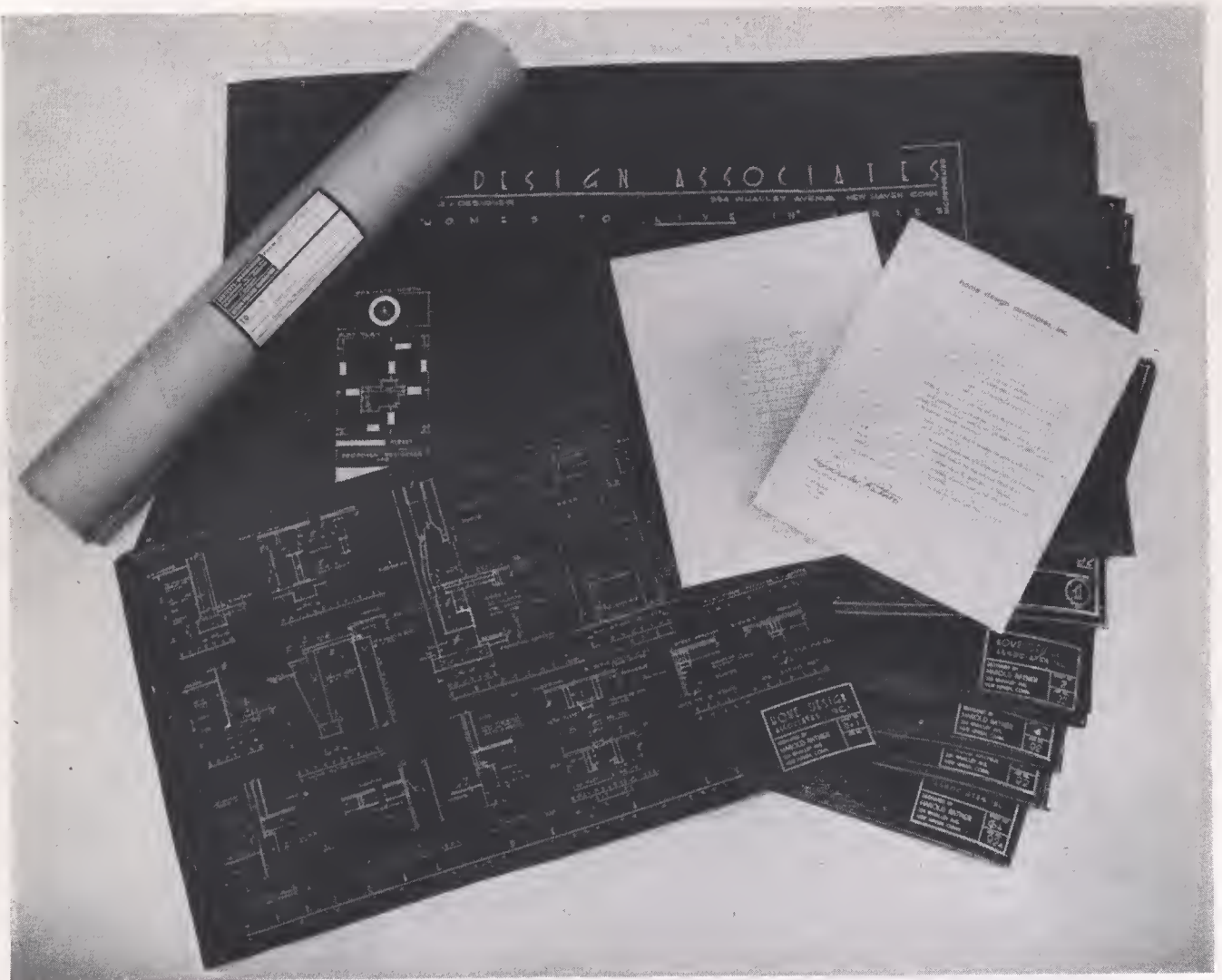
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• Editor's Note:

You asked us why we don't include a list of materials in our plan packages. The reason is this: although we CAN compute the nature and number of materials needed down to the last nail and timber, we've found it best, in the long run, to leave such calculations up to the contractor. Each contractor has his own way of doing things—based upon his sources, the locale of his operation, and innumerable other factors.

Any competent and conscientious contractor will prefer to make up his own material list because it gives him an opportunity of becoming thoroughly familiar with the plans—and on this basis he is better able to give a fair and accurate estimate. Since we only specify STOCK materials and sizes, material lists for ANY of our plans will be easy to formulate.

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